



21 Hartshorn Road, Doncaster , DN3 3GZ
Offers In Excess Of £250,000 Freehold


MARTIN&CO

Hartshorn Road, Armthorpe

3 Bedrooms, 2 Bathroom

Offers In Excess Of £250,000

- Detached House
- Three bedroom
- Two Bathrooms
- Kitchen/diner
- Off Road parking
- Integral garage
- Bathrooms upgraded and fully tiled

A rare opportunity to purchase this beautifully presented three bedroom family detached property situated in the popular location of Armthorpe. Briefly comprising of a living room, kitchen, wc and integral garage on the ground floor. A master bedroom with en-suite, a second double bedroom, a single bedroom and modern family bathroom on the first floor. Also benefits from off road parking and large rear garden. Call now to arrange a viewing!

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LIVING ROOM 15' 1" x 13' 3" (4.6m x 4.05m) A spacious living room with front facing window, allowing plenty of natural light.

WC 3' 7" x 7' 0" (1.09m x 2.13m) A useful WC situated on the ground floor.

KITCHEN/DINER 11' 2" x 13' 4" (3.42m x 4.08m) A modern fitted kitchen with a range of cream wall and base units complimented with white worktops. Also benefits from integrated fridge/freezer, induction hob, extractor fan and dishwasher. There is plenty of space for a dining table. Patio doors leading to the rear garden.

MASTER BEDROOM 14' 4" x 10' 0" (4.38m x 3.05m) A master bedroom with en-suite situated on the first floor.

ENSUITE 3' 11" x 10' 2" (1.21m x 3.11m) A modern en-suite fitted with white two piece suite and walk in shower.

BEDROOM 11' 5" x 10' 10" (3.49m x 3.31m) A single bedroom situated on the first floor.

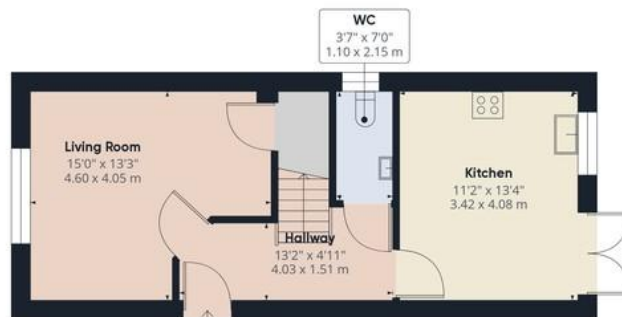
BEDROOM 8' 2" x 13' 3" (2.50m x 4.06m) A second double bedroom situated on the first floor.

BATHROOM 6' 8" x 8' 7" (2.04m x 2.62m) A wow factor contemporary bathroom fitted with white two piece suite and freestanding bath.









Ground Floor



Approximate total area⁽¹⁾

1044.69 ft²
97.05 m²

(1) Excluding balconies and terraces.

While every attempt has been made to

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

