



129 Mansfield Crescent,
Armthorpe, Doncaster, DN3 2AR

Offers in Region of £145,000

An exceptionally well appointed, three bedroomed end terraced house, having recently undergone a comprehensive modernisation and improvement programme and situated within this highly regarded residential location within easy access of local shops and schools.

Gas central heating, uPVC double glazed windows are installed. Quality fitted dining kitchen with a range of integrated appliances, bathroom with quality three piece white suite. Good sized gardens with off-road parking, with possible garage space to the rear with access onto the rear service lane. Only by an internal inspection can the high standard of accommodation be appreciated.



GROUND FLOOR

Entrance Hall

with uPVC entrance door with opaque glass, tile floor covering, staircase rising to first floor.

Lounge 11' 3" x 15' 10" max (3.43m x 4.83m max) a twin aspect room with radiator.



Dining Kitchen 10' 3" x 15' 10" (3.13m x 4.83m) with a generous range of recently fitted quality kitchen units comprising of base cupboard and drawer units with roll edge worktops, with an inset stainless steel sink unit, plumbing and recess for automatic washer, matching wall mounted cupboard units, gas cooker point, wall mounted extractor hood, splashback wall tiling, tile floor covering, radiator, built in storage cupboard with roll edge worktop, and housing the wall mounted central heating boiler, inset spotlights to ceiling, uPVC rear entrance door with opaque glass.



FIRST FLOOR

Landing

with access to loft.

Front Bedroom 1 13' 9" x 9' 10" (4.2m x 3m) (first measurement reducing to 10' 3") with radiator.



Front Bedroom 2 11' 3" x 11' 4" (3.43m x 3.46m) (second measurement reducing to 7' 9") with radiator.



Rear Bedroom 3 8' 3" x 8' 0" (2.52m x 2.44m) with radiator.



Bathroom 7' 4" x 6' 0" (2.24m x 1.83m) with a recently installed, quality white suite comprising of tiled surround panel bath with thermostatically controlled shower over and shower screen, vanity unit with wash hand basin with tile splashback, low level wc, heated towel rail, extractor fan and inset spotlights to ceiling, uPVC double glazed window with opaque glass.



OUTSIDE

Gardens

There is a low maintenance front garden standing behind a brick boundary wall, laid to decorative

chippings, providing a hardstanding and possible off-road parking (no drop kerb). A footpath leads to the larger rear garden which has scope for further landscaping, but has a large attractive stone flagged patio area. Useful brick store. Possible garage space to the rear of the garden, with access through timber gates onto the rear service lane.



OFFER PROCEDURE: To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

IMPORTANT NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of

particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

FREE VALUATIONS: We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

MORTGAGE: With so many lenders and mortgages to choose from we recommend you take impartial advice. Our staff can easily put you in touch with a trusted and friendly expert who can offer you advice without any obligation.

VIEWING: By arrangement with Johnsons estate agents.

COUNCIL TAX BAND: For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

SELLING YOUR HOME? For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" in your internet browser.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

DIRECTIONS: The property is situated within this popular residential location and can be approached by travelling from the direction of Wheatley Hills into the village of Armthorpe along Doncaster Road, turning left into Mansfield Crescent and the property will be found on the right hand side.

ENERGY PERFORMANCE

Energy Efficiency Rating: E 47 (82)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

A full copy of the EPC is available upon request.
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