



**1 Oak Wood Drive,  
Armthorpe, Doncaster, DN3 3BD**

**Offers in Region of £139,500 No Chain**

A deceptively spacious and extended three bedroomed semi-detached bungalow, offering well appointed accommodation.

Having gas central heating and uPVC double glazed windows. Good sized easily manageable established gardens, with driveway and possible garage space. Modern kitchen and attractive modern bathroom.

The property is available with immediate vacant possession and an internal inspection is highly recommended.



## GROUND FLOOR

**Entrance Hall** with uPVC entrance door with opaque glass.

**Lounge** 10' 7" x 17' 5" max (3.23m x 5.31m max) with front facing bay window, attractive timber surround feature fireplace, built in storage cupboards to the chimney breast recesses, central ceiling rose, cornice ceiling mouldings, fitted dado rail, radiator.



**Kitchen** 8' 9" x 13' 3" max (2.67m x 4.04m max) (first measure reducing to 6' 10") with a range of modern fitted kitchen units comprising of base cupboard and drawer units with roll edge worktops, with an inset stainless steel sink unit, plumbing and recess automatic washer, tumble dryer and housing the concealed gas central heating boiler, and incorporating split level cooker equipment comprising of a four-ring gas hob unit with extractor canopy over, built in oven, matching wall mounted cupboard units, part-tiled walls, timber panelled ceiling, radiator, uPVC side entrance door with opaque glass.



**Inner Hallway** with built in storage cupboard, access to loft.

**Rear Bedroom 1** 10' 4" x 12' 7" max (3.15m x 3.84m max) with two double fitted wardrobes with hanging space, central chest of drawers and overhead storage cupboards, radiator, cornice ceiling mouldings, fitted dado rail.



**Extended Rear Bedroom 2** 10' 9" x 11' 0" (3.28m x 3.36m) with two radiators, cornice ceiling mouldings, fitted dado rail.



**Side Bedroom 3** 7' 1" x 9' 6" (2.16m x 2.9m) with

radiator.



**Bathroom** 7' 0" x 6' 2" (2.14m x 1.88m) with a modern white suite comprising of panel bath with electric shower over, pedestal wash basin, low level wc, attractive tiled walls, tile floor covering, heated towel rail, uPVC double glazed window with opaque glass and inset spotlights to panelled ceiling.



## OUTSIDE

### Gardens

The property occupies good sized established gardens, with a low maintenance front garden laid to patterned stamped concrete, standing behind a timber panel fence with an adjacent driveway leading through a pair of metal gates, providing ample off-road parking and leading to the rear of the property, where there is possible garage space. The rear garden itself is fence enclosed and laid to lawn with a concrete footpath, external cold water tap, timber garden shed.



**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.

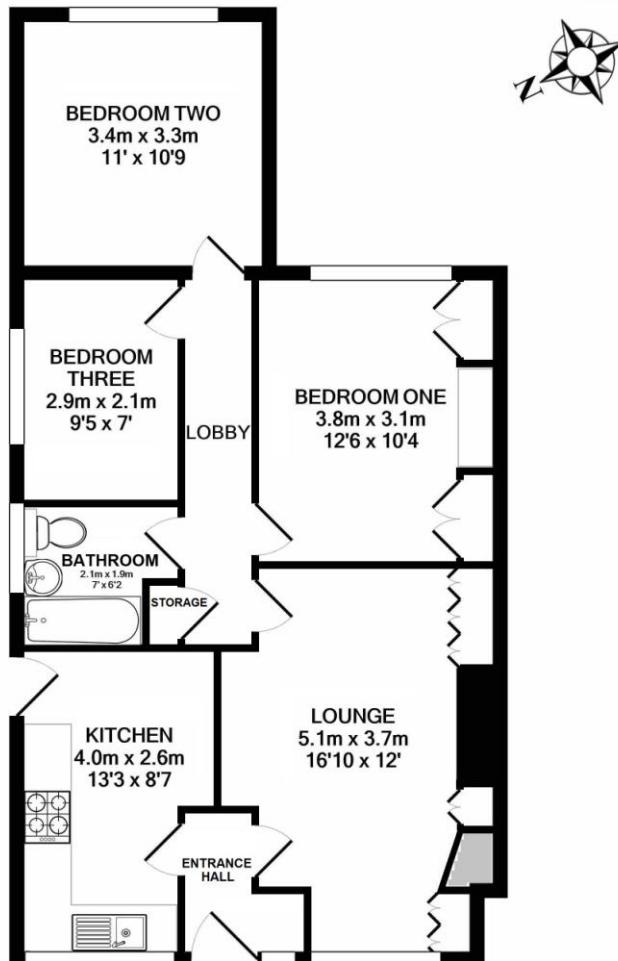
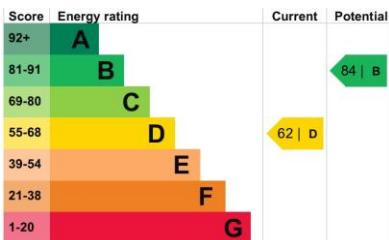
Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

A full copy of the EPC is available upon request.  
RA 23154 NH/DR 08/02/21

**DIRECTIONS:** The property is situated within this popular established residential development and can be approached by travelling from Doncaster into Armthorpe along Doncaster Road, which in turn leads into Church Street, turn right into Southfield Road and right into Oak Wood Drive. The bungalow will be found on the left hand side, identified by our "For Sale" board.

#### ENERGY PERFORMANCE

Energy Efficiency Rating: Current D62; Potential B 84



TOTAL APPROX. FLOOR AREA 68.7 SQ.M. (740 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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