MJK
Estate Agents

RUSKIN DRIVE, ARMTHORPE, DONCASTER, DN3 3JQ

OFFERS IN REGION OF £103,000

THE PERFECT FAMILY HOME POSITIONED AT THE END OF A QUIET CUL DE SAC WITH THREE BEDROOMS IN ARMTHORPE. This delightful three bedroom semi-detached house in DN3 offers a purchaser spacious family accommodation that briefly comprises of entrance hallway, living room, open plan kitchen/dining room, stairs, first floor landing, three bedrooms, bathroom with three piece suite, off street parking and a large rear garden. AVAILABLE WITH NO UPWARD CHAIN.

ENTRANCE HALL

5' 11" x 9' 8" (1.82m x 2.96m) This lovely family home is accessed via the front facing double glazed frosted door to the entrance hallway, front facing double glazed frosted window, wood flooring, radiator, spotlights and stairs to the first floor landing.

LIVING ROOM

12' 7" x 11' 5" (3.85m x 3.48m) Beautifully presented living space with front facing double glazed window, radiator, spotlights and an electric wall mounted feature fireplace.

KITCHEN/DINER

18' 10" x 10' 2" (5.75m x 3.11m) An open plan kitchen/dining space with rear facing double glazed sliding doors leading to the garden, fitted kitchen units at eye and base level, rolled top work surfaces incorporating a single and half bowl sink with drainer unit, four ring gas hob with extractor above, electric oven, plumbing for a washing machine, space for a fridge, space for a freezer, partially tiled walls, coving to the ceiling, breakfast bar, radiator, storage cupboard beneath the stairs, side facing double glazed window and a rear facing double glazed window.

LANDING

5' 8" x 9' 5" (1.75m x 2.89m) Providing access to all first floor bedrooms/bathroom, side facing double glazed window, loft access point and a storage cupboard.

BEDROOM

10' 3" x 13' 5" (3.14m x 4.09m) Lovely double bedroom with front facing double glazed window, radiator, spotlights, wood flooring and fitted wardrobe/storage space.

BEDROOM

11' 2" x 9' 10" (3.41m x 3.01m) Positioned at the rear of the property with rear facing double glazed window, radiator and spotlights.

BEDROOM

8' 4" x 8' 1" (2.56m x 2.48m) Spacious third bedroom with front facing double glazed window, radiator and coving to the ceiling.

BATH

BATHROOM

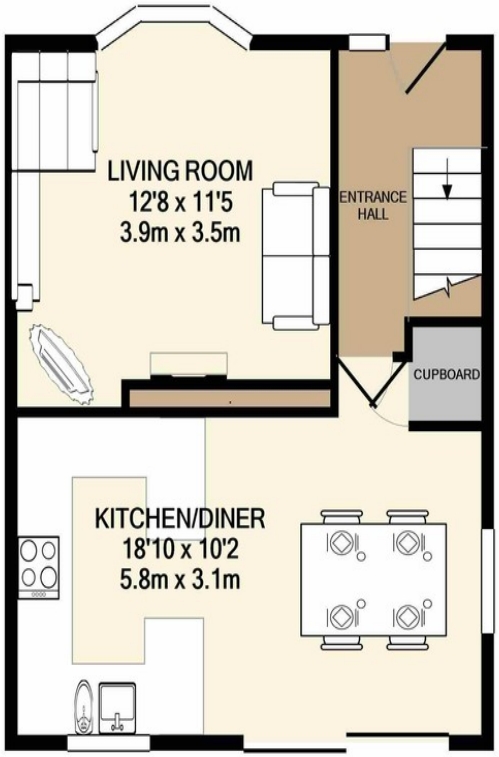
7' 4" x 5' 5" (2.25m x 1.67m) Nicely presented bathroom with three piece suite comprising of a low flush WC, wash hand basin, P-shaped bath with shower screen mounted above, shower attachment, partially tiled walls, tiled flooring, heated towel radiator, side facing double glazed frosted window and a rear facing double glazed frosted window.

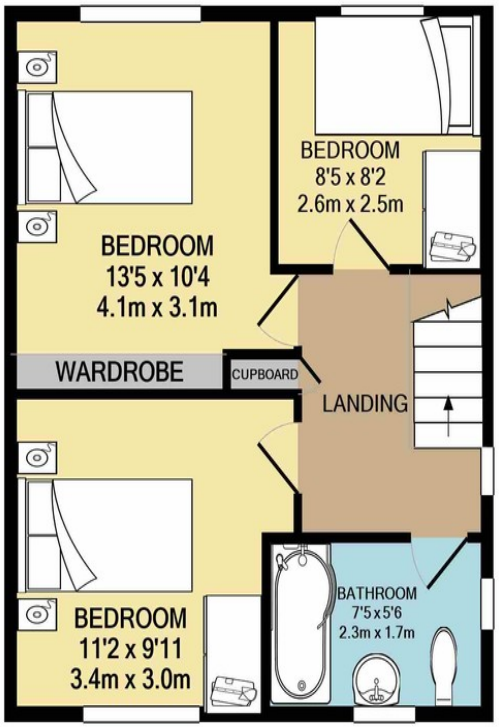
FRONT PARKING AREA

Paved area to the front offering off street parking space and a side access gate to the rear garden.

REAR GARDEN

Large rear garden with paved patio, laid to lawn central area, raised planter beds and a further raised patio.





GROUND FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 402 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.0 SQ.M.)

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

MJK Estate Agents, 4 Rosewood Drive,
Barnby Dun, Doncaster, South Yorkshire,
DN3 1BJ

www.matthewjameskirk.co.uk
info@matthewjameskirk.co.uk
01302 898926

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements