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Partridge Flatt Road, Bessacarr, Doncaster, DN4 6SD
Offers Over £400,000

PRIME RESIDENTIAL ROADWAY / HUGE POTENTIAL FOR RENOVATION OR REDEVELOPMENT / 3 BEDROOM PERIOD DETACHED HOUSE / LARGE MATURE S.W. FACING REAR GARDEN / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //

'Dare to dream a little.....?' You just have to look up and down the road to see what can be achieved. The original style house has a lovely period style facade with a pillared canopy and stands on a lovely south westerly facing mature garden. Or you could demolish the existing property and build a larger dwelling in its place, subject of course to planning. The property briefly comprises: Entrance into an open dining hall, dual aspect lounge with patio doors onto the rear garden, extended breakfast kitchen with a ground floor shower room/ utility. Landing, 3 very good sized bedrooms and a bathroom. Outside the property stands on a stunning large 'South Westerly' facing garden. Very desirable roadway with access to local amenities within Bessacarr, plus access to Lakeside retail and leisure and the City Centre. **VIEWING IS ESSENTIAL.**

ACCOMMODATION

A timber entrance door leads into the property's entrance hall.

ENTRANCE HALL

With a staircase leading to the first floor accommodation, ornate cornicing to the ceiling, an ornate ceiling rose and an opening directly into the dining area.

DINING AREA

12'0" (into bay) x 12'0" (3.66m (into bay) x 3.66m)
An attractive room, it has a PVC double glazed bay window, a further PVC double glazed window to the side, an ornate ceiling freeze, 2 wall lights and to the opposite side there are double doors which lead into an attractive lounge.

LOUNGE

18'3" (into bay) x 12'0" (5.56m (into bay) x 3.66m)
This has a dual aspect with a broad PVC double glazed to the front and a further PVC double glazed sliding patio doors to the rear. There is a feature fireplace with a stove inset, an ornate ceiling freeze, walls with coving and a central heating radiator.

BREAKFAST KITCHEN

26'0" x 11'10" max (7.92m x 3.61m max)
This is probably better demonstrated by the floor plan and photographs, fitted with a range of high and low oak coloured cabinets with a work surface over, a four ring ceramic hob, an extractor hood, a double integrated oven and a composite style sink. There is a deep recess deluxe style ornamental fireplace and this opens into a further sitting area.

SITTING AREA

With PVC double glazed sliding doors onto the rear

garden, a further timber casement bay window, a central heating radiator, vinyl tiled flooring and a stable type door. A door to the far end gives access into the utility and ground floor shower room.

GROUND FLOOR SHOWER ROOM/ UTILITY ROOM

With a low flush W/C, a shower enclosure and plumbing for a washing machine.

FIRST FLOOR LANDING

There is a tall PVC double glazed window, a central heating radiator, access into the loft space and a central ceiling light.

BEDROOM 1

16'7" x 11'9" (5.05m x 3.58m)
This has been extended over the years, it has double opening doors onto a sun terrace, a timber casement window to the side, ornate ceiling, inbuilt wardrobes and a central heating radiator.

BEDROOM 2

15'8" x 12'0" (4.78m x 3.66m)
Again, an excellent size double room, it has 2 PVC double glazed windows to the front and rear elevations, 2 central heating radiators, an ornate ceiling freeze and coving to the ceiling.

BEDROOM 3

12'0" x 7'10" (3.66m x 2.39m)
With fitted wardrobes, a PVC double glazed window, a central heating radiator, a central ceiling light and an ornate ceiling freeze.

BATHROOM

Fitted with suite comprising of a panelled bath, a pedestal wash hand basin and a low flush W/C. There is ceramic tiling to the bathing areas and splashbacks and a central ceiling light.

OUTSIDE

The property stands on a beautiful plot, this offers a huge amount of potential to any perspective buyer. To the front there is a large turning area with a pebbled drive and parking which continues along the side of the property into the rear garden.

SECTIONAL GARAGE

To the side there is a gated drive which continues along the side of the property to a concrete sectional garage.

REAR GARDEN

This is of an excellent size with several maturing shrubs plants and trees, this is a south facing garden.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band D.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, Vodafone and 02.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We

DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	