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Dixon Crescent, Balby, Doncaster, DN4 0SP  
Guide Price £110,000 - £115,000

**This smartly presented 2 bedroom mid town house sits on this lovely crescent in Balby.**

The property on offer benefits from gas fired central heating, PVC double glazing throughout and comprises; Entrance porch into entrance hall, spacious lounge, dining kitchen, first floor landing, a really good sized main bedroom with large walk in cupboard extending over the passage way, a good sized second bedroom and house bathroom fitted with a white suite. Outside the property is fore courted at the front and has an enclosed rear garden. Situated where the property is affords it great access to local amenities including schools, bus routes, local supermarkets, as well as the A1 if required for commuting. The property is offered with NO ONWARDS CHAIN and suitable for a range of buyers especially first time buyers and investors.

**ACCOMMODATION**

PVC double glazed French style doors give access into the property's entrance porch.

**ENTRANCE PORCH**

With PVC double glazed windows to the front and side and a timber and glazed entrance door leading into the entrance hall.

**ENTRANCE HALL**

With a central heating radiator, stairs rising to the first floor and a door leading into the lounge.

**LOUNGE**

**13'5" (into bay) x 11'10" (4.09m (into bay) x 3.61m)**

The lounge is a nice size with a double glazed bay window to the front, a double panel central heating radiator and a feature fireplace with a decorative timber surround and a marble style inset and hearth with a brushed aluminum electric fire.

**DINING KITCHEN**

**15'1" x 7'1" (4.60m x 2.16m)**

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink with a tiled splashback. There is an electric cooker point with an appliance recess and a further appliance recess with plumbing for a washing machine. There is tile effect laminated flooring, 2 PVC double glazed windows, a PVC double glazed door to the rear elevation, a central heating radiator and a large walk in understairs storage cupboard.

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing where there is an access point into the loft space and doors leading off to the remaining accommodation.

**BEDROOM 1**

**12'1" x 10'1" (3.68m x 3.07m)**

With a little more than meets the eye to bedroom 2, it has a PVC double glazed to the front, a central heating radiator and a large walk in over stairs cupboard which extends over the shared passage way giving a surprising amount of space which could potentially be converted to an office or walk in wardrobe or with a little further work, an en suite.

**BEDROOM 2**

**8'7" x 8'5" (2.62m x 2.57m)**

A good sized single bedroom with a PVC double glazed window to the rear, a central heating radiator and an original style built in cupboard.

**BATHROOM**

**6'1" x 5'5" (1.85m x 1.65m)**

Fitted with a white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath. There is full ceramic tiling to the walls and a tile effect laminated floor covering, a central heating radiator and a PVC double glazed window to the rear elevation.

**OUTSIDE**

To the front of the property there is a small fore court which is paved and has a brick built wall to the boundary and a decorative graveled flower bed.

**REAR GARDEN**

Again this is a nice space to enjoy, particularly in the summer months, it is private and enclosed and has a shaped lawn with graveled areas and a concrete patio area. There are concrete post and timber fencing to the boundary, a useful timber storage shed and a timber gate giving access to the shared passage way at the side.

**AGENTS NOTES:**

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

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

**HEATING -** The property has a gas radiator central heating system fitted, the boiler is approximately 7 years old and has been serviced annually.

**COUNCIL TAX -** This property is Band A.

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

**MOBILE COVERAGE -** Voice and data services are 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

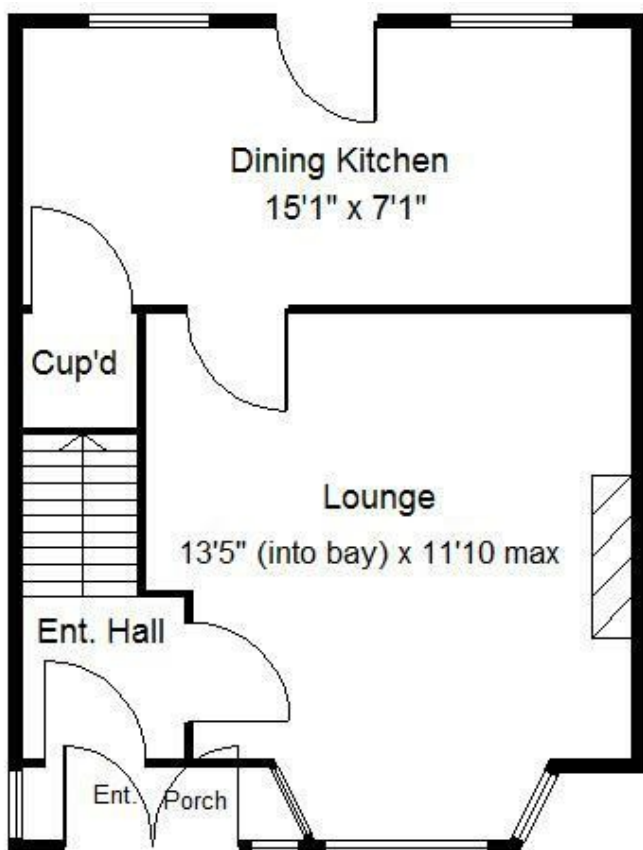
part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

**OPENING HOURS -** Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

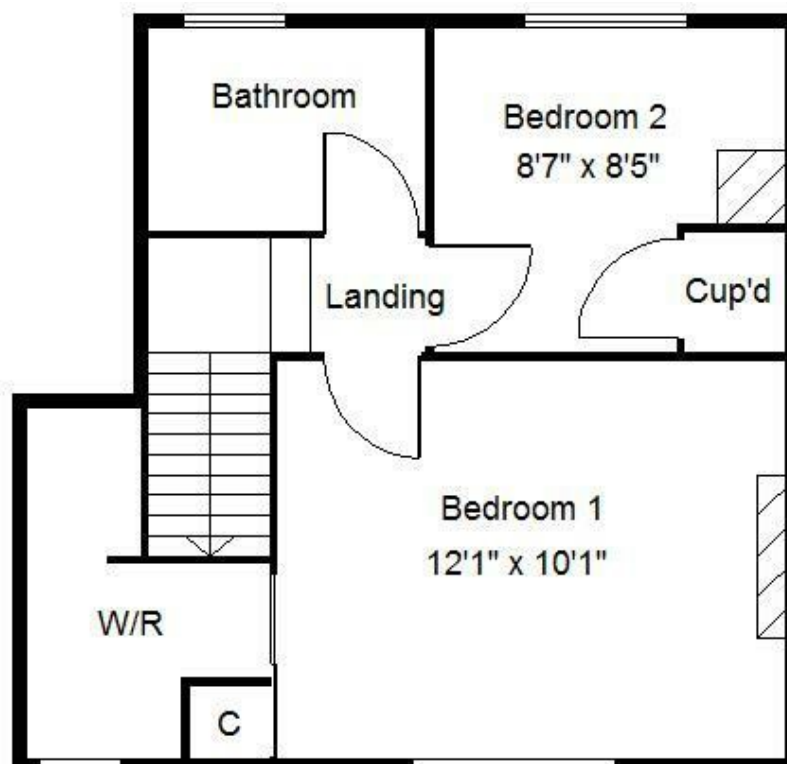
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Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC