

horton knights of doncaster

36 Alexandra Road, Balby, Doncaster, DN4 0ND

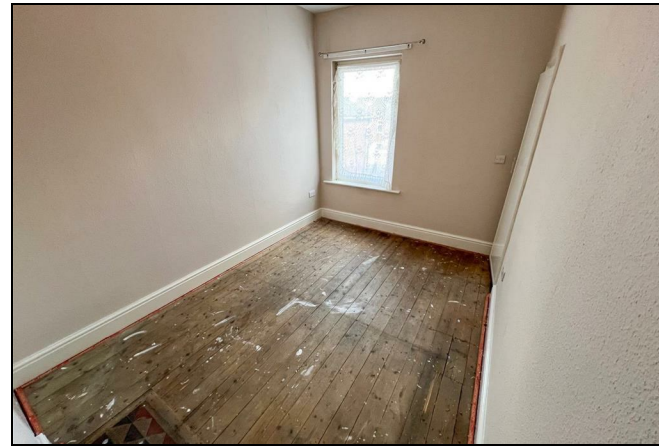


Set in this popular suburb close to the centre of Doncaster, this early 1900's 3 bedroom mid terraced property has really good sized living accommodation.

The accommodation on offer benefits from PVC double glazing and comprises; Entrance hallway, lounge, separate dining room, large kitchen, cellar, first floor galleried landing, 2 large double bedrooms and a really well proportioned single bedroom as well as the house bathroom. Outside the property has a lovely enclosed court yard to the rear with brick walling to the boundary. The property offers a great opportunity for investors and developers or first time buyers, it is very sensibly priced offered with NO ONWARD CHAIN... viewing is recommended to appreciate the size on offer!

Offers Over £80,000

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ACCOMMODATION

A PVC double glazed entrance door gives access into the property's entrance hall.

ENTRANCE HALL

With decorative original style coving to the ceiling, stairs rising to the first floor and doors leading off to the ground floor accommodation.

LOUNGE

4.27m into bay x 3.28m (14'0" into bay x 10'9")

With a a door with a decorative glaze inset, a PVC double glazed bay window to the front, original style coving and ceiling rose to the ceiling, picture rail and a decorative wood fire surround with a tiled inset and hearth incorporating a living flame gas fire.

DINING ROOM

3.94m x 2.64m (12'11" x 8'8")

Situated towards the rear of the property, it has a PVC double glazed window overlooking the rear courtyard, original style coving to the ceiling, picture rail and once again a decorative tiled fire surround incorporating a gas fire set onto a raised hearth and cupboards to the left and right hand alcoves of the chimney breast.

KITCHEN

4.32m x 2.79m (14'2" x 9'2")

The kitchen is well proportioned, it has wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink unit with tiled splashbacks, a chimney breast with a tiled fire surround and hearth incorporating a gas fire, an original style cupboard with large drawers below, a PVC double glazed window to the rear elevation and a double glazed door giving access into the rear courtyard as well as a door leading down to the cellar.

FIRST FLOOR LANDING

As previously mentioned stairs rise from the entrance hall to the first floor landing, this is a galleried style landing with an original built in cupboard providing useful storage space, decorative ornate corbels to the archway leading to the bathroom and third bedroom and doors leading off to the remaining accommodation.

BEDROOM 1

4.32m x 3.66m (14'2" x 12'0")

A wonderful size double bedroom extending to the full width of the property it has original coving to the ceiling and an original style fire surround which is currently covered.

BEDROOM 2

3.96m x 2.67m (13'0" x 8'9")

Another good sized double bedroom with a PVC double glazed window to the rear and a built in cupboard to right hand alcove of the fireplace.

BEDROOM 3

2.82m x 2.39m (9'3" x 7'10")

This is a really good sized single room, it has a PVC double glazed window to the rear and a wall mounted gas water heater.

BATHROOM

Comprising of a 3 piece white suite with a low flush W/C, a pedestal wash hand basin and a panelled bath with a mixer tap and shower head. There is full ceramic tiling to the walls, a PVC double glazed window to the side elevation and access into the loft space.

REAR GARDEN

To the rear of the property there is a pleasant enclosed rear courtyard and garden, it has brick built walls to the boundary, a large flower bed stocked with a variety of flowering plants and shrubs, an old timber storage shed at the far end and a timber gate giving access to the service lane at the rear. There is also a brick built outside W/C with a functional hand flush W/C and tiling to the splashbacks.

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 is heated via the gas fires in both the kitchen and sitting room.

COUNCIL TAX - This property is Band A.

BROADBAND - fast broadband is available with download speeds of up to mbps and upload speeds of up to 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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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