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Waverley Avenue, Balby, Doncaster, DN4 0SB
Offers Over £119,995

BACK TO MARKET AT A REDUCED PRICE WITH A KITCHEN UPLIFT / NEW SOCKETS / LARGE 3 BED SEMI DETACHED HOUSE / PLUS A REAR EXTENSION / NICE CORNER POSITION / NEW ROOF / PVC DOUBLE GLAZING / GAS CENTRAL HEATING //

The property is a great family house offering a huge amount of potential. It has a gas radiator central heating system via a modern combination type boiler, PVC double glazing and briefly comprises; Entrance porch into an open plan dining kitchen with a ground floor W/C off and a spacious extended lounge with a snug area to the rear. First floor landing, 3 good sized bedrooms, the main bedroom also benefits from an extension creating either a perfect dressing area or nursery room, plus a modern white bathroom. The property sits on a nice wide corner plot which tapers to a smaller triangular shaped rear garden. Well placed with access to amenities on Balby Road including access to Doncaster City Centre and the motorway network. Priced to sell, no upward chain, viewing is essential.

ACCOMMODATION

There is a PVC double glazed entrance door which leads into the entrance porch.

ENTRANCE PORCH

6'10" x 3'8" (2.08m x 1.12m)

This has PVC double glazed windows to the front and side elevations, vinyl flooring and a central ceiling light.

OPEN PLAN DINING KITCHEN

18'6" x 13'0" (5.64m x 3.96m)

Fitted with a range of base and wall units, a single drainer stainless steel sink unit, an integrated oven, hob and an extractor fan. There are three PVC double glazed windows and a PVC double glazed exterior door.

GROUND FLOOR W/C

Fitted with a low flush W/C, a corner wash basin, a central heating radiator and tiled flooring.

OPEN PLAN LOUNGE

26'2" max x 10'9" max (7.98m max x 3.28m max)

It is a good size, plus it's been extended to the rear, and create a little snug, gaming area or a home office. There is a feature fireplace, a PVC double glazed window, a central heating radiator with the additional snug area also having a PVC double glazed window, a central heating radiator and inset spotlighting.

FIRST FLOOR LANDING

A staircase gives access to the first floor accommodation, there is a PVC double glazed window to the front and doors to the bedrooms and bathroom.

BEDROOM 1

14'8" max x 18'8" max (4.47m max x 5.69m max)

A large double bedroom which has been extended and therefore creates a little nursery/dressing area. This has a central heating radiator, a central ceiling light and in-built cupboard which houses a gas fired combination type boiler. The nursery/dressing area is a useful space, it has a PVC double glazed window, a central heating radiator and a central ceiling light.

BEDROOM 2

11'0" x 9'0" (3.35m x 2.74m)

Again a good sized second double it has a PVC double glazed window to the side, a central heating radiator and a central ceiling light.

BEDROOM 3

10'8" max x 7'6" max (3.25m max x 2.29m max)

This has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

7'6" max x 7'3" max (2.29m max x 2.21m max)

Fitted with a white suite comprising of a panelled bath with a shower mixer over, a pedestal wash hand basin and a low flush W/C. There is a PVC double glazed window, a central heating radiator, vinyl flooring, inset spotlighting to the ceiling and an extractor fan.

OUTSIDE

The property stands on a corner plot, with the majority of the garden to the front and side, and it tapers to the rear to a smaller triangular shaped garden. There are brick walls to the perimeters with double gates inset and a pedestrian gate. There is a large concrete area to the side with double gate access.

AGENTS NOTES:

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

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

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

COUNCIL TAX - This property is Band A.

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		
(81-91) B		77
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

