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St. Christophers Crescent, Scawsby, Doncaster, DN5 8NY
Price £190,000

EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / LARGE OPEN PLAN LIVING DINING KITCHEN / AMPLE OFF ROAD PARKING & GARAGE / SOUTH WESTERLY FACING REAR GARDEN / LARGE BOARDED ATTIC / GREAT LOCATION CLOSE TO AMENITIES //

Offered with vacant possession, an extended 3 bedroom semi detached house with a large open plan dining kitchen plus a boarded attic. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious square shaped lounge, open plan living dining kitchen with a peninsula style island, rear lobby/ utility room, first floor landing, 3 bedrooms, bathroom plus a fixed staircase from bedroom 3 leading to a fully boarded loft space with a velux window. Outside are attractive gardens, off road parking and an attached garage. Very popular location with access to good local schools, amenities including several supermarkets and the A1/ motorway networks. NO UPWARD CHAIN.....EARLY VIEWING IS RECOMMENDED.

ACCOMMODATION

A shallow canopy gives shelter to a PVC double glazed entrance door and leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a wall light and a door to the lounge.

LOUNGE

16'3" x 11'4" (4.95m x 3.45m)

A good sized family room, having a PVC double glazed window to the front, a double panel central heating radiator, fireplace, coving and a ceiling light.

EXTENDED OPEN PLAN PENINSULA KITCHEN

14'8" x 14'3" (4.47m x 4.34m)

This has been extended over the years and creates a much larger, and more versatile living space. It is fitted with a range of high and low level units, a single drainer 1 1/2 bowl stainless steel sink unit, an integrated oven, a combination style microwave, a four ring gas hob, an extractor hood, dishwasher, fridge and space for a washing machine. The work surface extends to provide a breakfast bar, there is a central heating radiator, tiled flooring, a ceiling light, a deep built in understairs storage cupboard and a PVC glazed door into the rear lobby/utility.

REAR LOBBY/ UTILITY ROOM

This has two PVC double glazed double opening doors which lead out onto the rear garden, a further integral door into the garage and a double panel central heating radiator.

FIRST FLOOR LANDING

With a central ceiling light, a built in storage cupboard and doors to the bedrooms and bathroom.

BEDROOM 1

15'0" x 10'9" (4.57m x 3.28m)

A large double bedroom, it has a broad PVC double glazed window to the front, a double panel central heating radiator and a central ceiling light.

BEDROOM 2

10'5" max x 8'2" (3.18m max x 2.49m)

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

BEDROOM 3

10'5" x 6'6" (3.18m x 1.98m)

This has a PVC double glazed window to the rear, a central heating radiator, a central ceiling light and a narrow fixed staircase giving access into the attic.

ATTIC

17'6" x 15'0" (5.33m x 4.57m)

This has a double glazed velux window, a central heating radiator, light, built in storage and a smoke alarm.

BATHROOM

Fitted with a white suite comprising of a panelled bath with a mixer shower over including a glazed shower screen, a pedestal wash hand basin and a low flush W/C. There is a PVC double glazed window, tiling to the floor and a central heating radiator.

OUTSIDE

To the front of the property, there is a hard paved and garden area, this has been designed for car parking with a decorative slate corner planter

ATTACHED GARAGE

17'6" x 7'10" (5.33m x 2.39m)

This has an up and over door, power and light laid on.

REAR GARDEN

Having a south westerly aspect, this is all nicely enclosed, there is a block paved patio which extends across the rear elevation and leads to a larger lawn. This has concrete posts, brick walling and fencing to the perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system, age of boiler unknown.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 mbps.

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

SECURITY - There is an alarm system fitted.

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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