

# horton knights of doncaster

25

25 Ashton Drive, Kirk Sandall, Doncaster, DN3 1SA



\*\*\* GUIDE PRICE £150,000 - £155,000 \*\*\*

**IMMACULATE 2 BEDROOM SEMI / DRIVEWAY & BRICK GARAGE / LOVELY QUIET POSITION / 2 DOUBLE BEDROOMS / EARLY VIEWING ESSENTIAL //**

'Ready to move into' best describes this immaculate 2 bedroom semi detached house with a side driveway and a brick garage. Nicely positioned on this popular development, it feels very private and secure. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall with stairs off, spacious open plan living room, fitted kitchen with integrated cooking appliances, landing, 2 double bedrooms and a modern bathroom. Outside are front and rear gardens, the rear is all enclosed, side driveway and a brick built garage. Good access to local amenities including supermarkets, shops, takeaways, good schools and the train station. EARLY VIEWING ESSENTIAL.

**Guide Price £150,000 - £155,000**





## ACCOMMODATION

A double glazed entrance door with decorative glazed inset leads into the property's entrance hall.

## ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a double panel central heating radiator, modern laminate flooring, coving and a central ceiling light.

## LIVING ROOM

4.32m x 3.53m (14'2" x 11'7")

A good sized square shaped room with space for a table, it has two pvc double glazed double opening doors that lead out onto the property's rear garden, there is a feature fireplace with electric fire inset, a double panel central heating radiator, coving and a ceiling light.

## FITTED KITCHEN

2.97m x 2.39m max (9'9" x 7'10" max)

Fitted with a range of high and low level units finished with a work surface over incorporating a 4 ring gas hob with extractor hood above and an integrated oven beneath. There is plumbing and space for a washing machine as well as further space for a fridge, a single drainer stainless steel sink unit, a pvc double glazed window and a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

## FIRST FLOOR LANDING

There is a central ceiling light and doors to the bedrooms and bathroom.

## BEDROOM 1

3.61m x 2.69m (11'10" x 8'10")

A lovely double bedroom having a pvc double glazed window with an outlook over the property's rear garden, a central heating radiator and fitted wardrobes concealing hanging rail and storage.

## BEDROOM 2

3.61m x 2.59m max (11'10" x 8'6" max)

A good sized second double bedroom with a pvc double glazed window to the front, a central heating radiator and fitted wardrobes concealing hanging rail and storage with deep built in storage cupboard.

## HOUSE BATHROOM

All smartly finished with a modern white suite that comprises of a panelled bath with shower over including a glazed shower screen, pedestal wash hand basin and low flush w/c. There is a pvc double glazed window, contemporary style towel rail radiator, extractor fan and vinyl floor covering.

## OUTSIDE

To the front of the property there is an open plan lawned garden with paved pathway, a side driveway provides car standing which in turn leads to an attached brick garage.

## BRICK GARAGE

5.03m x 2.49m (16'6" x 8'2")

This has a metal up and over door, power and light and a personnel door to the rear.

## REAR GARDEN

To the rear of the property there is an enclosed garden which has concrete posts and timber fencing to the perimeters and a large paved patio and sitting area which leads onto a lawn with decorative plants inset.

## AGENTS NOTES:

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

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various

HEATING - Gas radiator central heating. Age of Boiler, installed 1995

COUNCIL TAX - This property is Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 mbps and upload speeds of up to 1000 mbps.

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

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)

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.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

