

horton knights of doncaster

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Manor Road, Barnby Dun, Doncaster, DN3 1BH
Offers Around £210,000

EXCELLENT 3 BEDROOM SEMI DETACHED HOUSE / GENEROUS CORNER PLOT / OFF ROAD PARKING & DETACHED GARAGE (ELECTRIC DOOR) / NO ONWARDS CHAIN / VIEWING RECOMMENDED //

Situated on a lovely corner plot, a 3 bedroom semi detached house offering good sized family living. It has PVC double glazing and gas central heating (via a combi type boiler) and briefly comprises: Entrance hall with stairs to first floor, lounge with double doors to dining room, fitted kitchen with integrated cooking appliances, first floor landing, 3 bedrooms including 2 good sized doubles and a single (b1 & b3 have fitted wardrobes) and a modern style shower room. The property stands on an attractive and very good sized corner plot, with rear driveway and a detached brick garage. Good access to local amenities including shops, schools and motorway networks. Offered with NO ONWARD CHAIN.... VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION

A PVC double glazed entrance door with a matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, coving, a central ceiling light and an oak interior door, which can be found through the remainder of the property, leads into the kitchen and then into the lounge.

LOUNGE

13'6" x 11'8" (4.11m x 3.56m)

The lounge is a good sized room, it has a broad PVC double glazed window to the front, a feature fireplace with a living flame gas fire inset, coving to the ceiling, a central ceiling light and double sliding oak doors which lead through into the dining room.

DINING ROOM

11'8" max x 9'7" (3.56m max x 2.92m)

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

FITTED KITCHEN

12'3" x 8'6" max (3.73m x 2.59m max)

A good size, it has a range of high and low level units finished with a rolled edge work surface and a tiled splashback. There is a four ring gas hob with an extractor hood above and an integrated oven beneath, a 1 1/2 bowl stainless steel sink unit with a mixer tap, an integrated fridge and freezer and a semi integrated washing machine. There is a tiled floor covering, a PVC double glazed window, a PVC double glazed exterior type door and a deep in built understairs storage cupboard, inset spotlighting and a further ceiling spotlight fitment.

FIRST FLOOR LANDING

With a PVC double glazed window to the side, a central heating radiator, coving, a central ceiling light, an access point into the loft space via a retractable loft ladder, and doors leading off to the remaining accommodation.

BEDROOM 1

13'0" x 11'4" max (3.96m x 3.45m max)

A large double bedroom with a range of fitted furniture concealing hanging rail and storage and coordinating bedside cabinets and headboard. There is a PVC double glazed window to the front, coving, a central ceiling light and a central heating radiator.

BEDROOM 2

11'9" x 10'6" (3.58m x 3.20m)

Again, a good sized double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, coving, a central ceiling light and a built in cupboard which houses a gas fired combination type boiler which supplies domestic hot water and central heating systems.

BEDROOM 3

8'10" x 7'6" (2.69m x 2.29m)

There is a PVC double glazed window to the front, a central heating radiator and a range of fitted bedroom furniture incorporating a bed recess with overhead storage.

SHOWER ROOM

This has been reconfigured, it is now fitted with a modern white suite comprising of a corner shower enclosure, a wash basin and a low flush W/C. There is a PVC double glazed window, tiling to the four walls including decorative dado tile and an inbuilt cupboard providing linen storage etc.

OUTSIDE

The property stands on an attractive corner plot, with large gardens to the front, side and rear. The front has been hard landscaped, designed for easier and lower maintenance and the remainder is part lawned with inset trees, shrubs etc, there is a brick wall to the front, side and rear.

REAR GARDEN

To the rear there is an enclosed garden, again hard landscaped, designed for easier and lower maintenance, there is a paved patio and sitting area and to the very rear of the property there is a dropped curb which provides access to a concrete driveway which in turn leads to a detached brick garage.

DETACHED BRICK GARAGE

16'0" x 10'0" (4.88m x 3.05m)

With an electric roller door, power and light laid on.

AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, age various.

HEATING - Gas radiator central heating system, age of boiler 2016.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 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,

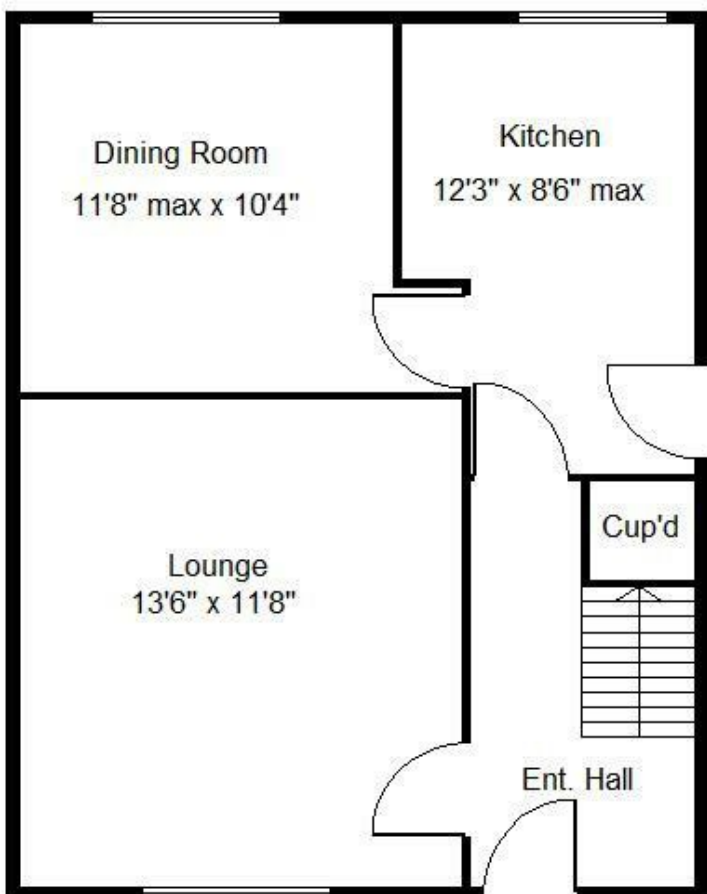
however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly 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

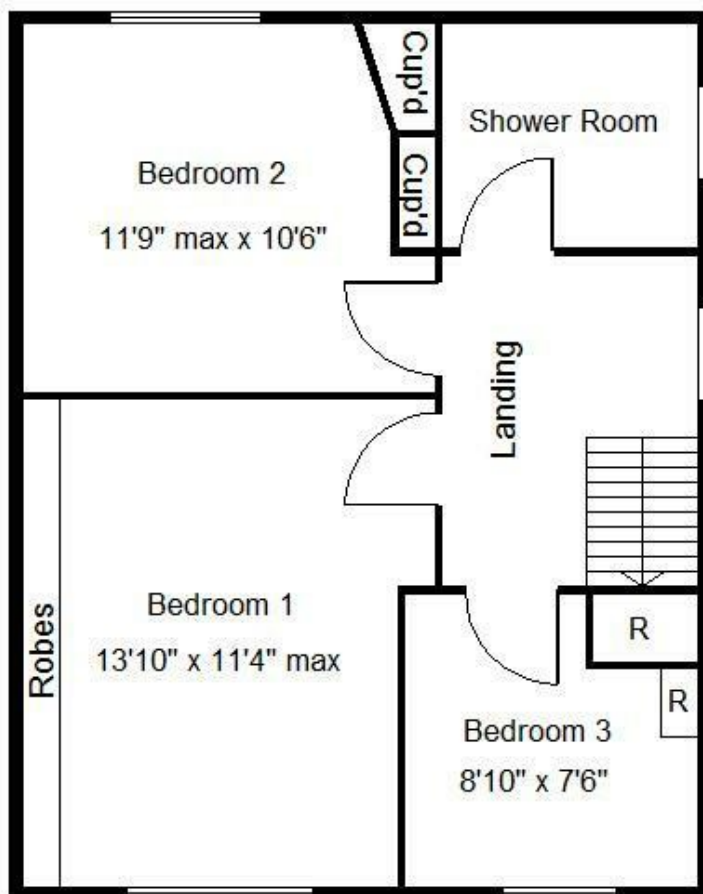
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Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	