

horton knights of doncaster

sales
lettings
and service



Auburn Road, Edlington, Doncaster, DN12 1DW
Asking Price £125,000

NO ONWARDS CHAIN / SEMI DETACHED BUNGALOW / 2 DOUBLE BEDROOMS / OPEN ASPECT TO REAR / MODERN KITCHEN & BATHROOM / VIEWING ESSENTIAL //

A good sized 2 double bedroom semi detached bungalow, with ample off road parking, a more private rear garden with a large workshop/store. Gas radiator central heating system new boiler installed 2024, PVC double glazing and briefly comprises; Entrance hall, spacious living room, modern dining kitchen, two good sized double bedrooms and a white bathroom. Outside are attractive gardens, a block paved driveway suitable for 2 vehicles. Established residential area with access to local amenities, shops and good access to the A1 and motorway networks. Viewing is recommended.

ACCOMMODATION

A composite style double glazed door leads into the property's entrance hall.

ENTRANCE HALL

This has a central heating radiator, an access point into the loft space, 2 central ceiling lights and a door to the lounge.

LOUNGE

15'2" x 12'0" (4.62m x 3.66m)

A good sized room, it has a PVC double glazed window to the side, a feature fireplace with an electric fire inset, a double panel central heating radiator and a central ceiling light.

DINING KITCHEN

12'0" x 11'1" (3.66m x 3.38m)

This is all newly fitted with a range of high and low level units finished with a rolled edge work surface including a ceramic and stainless steel sink with a mixer tap, a matching new four ring ceramic hob with an extractor hood above and a new integrated oven beneath. There are modern tiles, space and room for an under counter fridge etc and a central heating radiator.

BEDROOM 1

14'1" max x 9'8" (4.29m max x 2.95m)

A good sized double room, it has fitted wardrobes to the far end concealing hanging rail and storage, there is a PVC double glazed window, a central heating radiator, a ceiling light and coving to the ceiling.

BEDROOM 2

14'1" max x 9'9" (4.29m max x 2.97m)

A good sized second double bedroom, it has a PVC double glazed bay window to the front, coving, a

central ceiling light and a double panel central heating radiator.

BATHROOM

9'9" x 7'0" (2.97m x 2.13m)

Fitted with a modern white suite that comprises of a panelled bath, a pedestal wash hand basin and a low flush W/C. There are two PVC double glazed windows to the front, a central heating radiator, inset spotlights to the ceiling and a deep built in cupboard which has a central heating radiator.

OUTSIDE

To the front of the property, there is a good sized garden, this is mainly lawned with a double length driveway providing off road parking for 2 cars with gated access.

REAR GARDEN

The rear garden itself is nicely enclosed and is all hard landscaped, designed for easier and lower maintenance. There is timber fencing to the perimeters and a brick wall to the far end, within the garden there is a large workshop and store plus a large greenhouse and overlooks allotments, making it feel very private.

WORKSHOP / STORE

25'6" x 9'0" (7.77m x 2.74m)

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age - various.

HEATING - Gas central heating system. Age of boiler - 2024.

COUNCIL TAX - Band A.

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, O2 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.

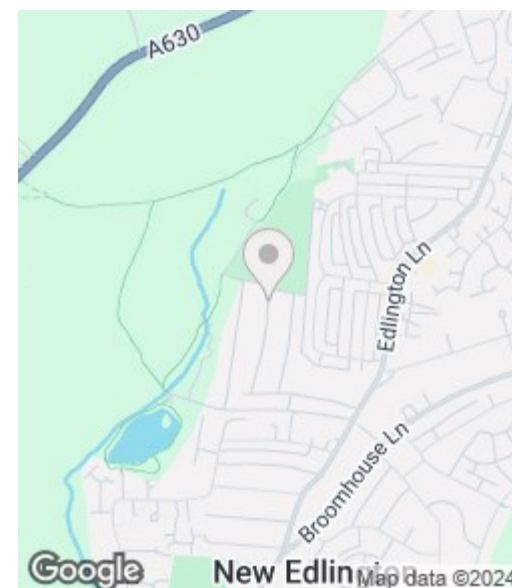
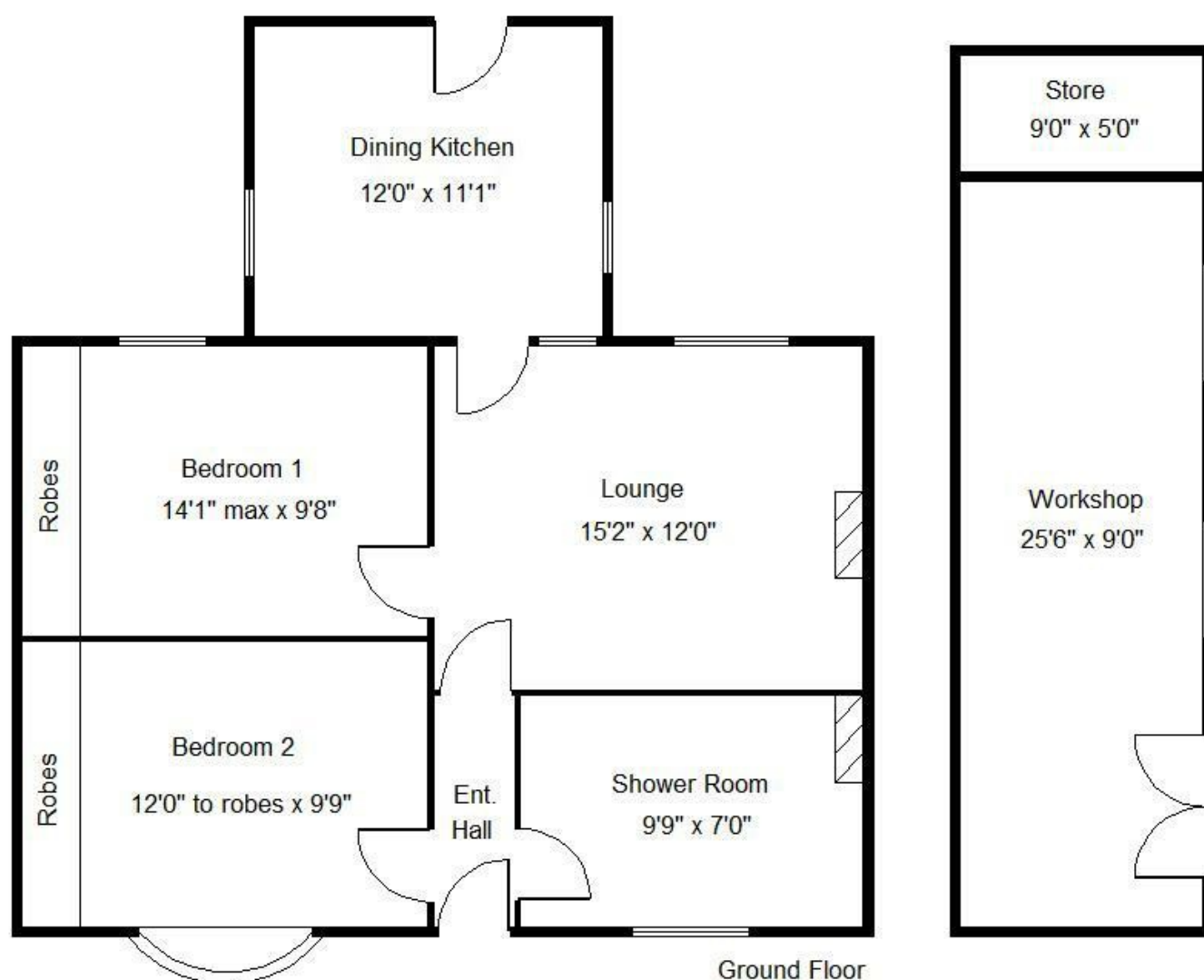
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	