

horton knights of doncaster

sales
lettings
and service



Abercorn Road, Intake, Doncaster, DN2 6NQ
Offers Over £140,000

NO CHAIN / 3 BEDROOM SEMI / GOOD SIZED GARDENS / LARGE KITCHEN / BATHROOM & SEP WC / OFF ROAD PARKING / PRICED TO SELL / EARLY VIEWING ESSENTIAL //

A great family home in this well established and popular residential area. The accommodation on offer benefits from gas fired central heating, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge, good sized kitchen, ground floor bathroom with a white suite, first floor landing, three bedrooms and a separate first floor w/c. Outside are good sized gardens with off road parking to the front. Well placed with access to a range of local amenities including shops, schools, bus routes and of course Doncaster City Centre. PRICED TO SELL.

ACCOMMODATION

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

ENTRANCE HALL

This has a central heating radiator, laminate flooring, a staircase to the first floor with a fitted carpet, a ceiling light and a door into the lounge.

LOUNGE

18'10" into bay x 10'11" (5.74m into bay x 3.33m)

A good sized dual aspect room with two pvc double glazed windows both with fitted blinds, a laminate floor covering, a wall mounted gas fire and a ceiling light.

FITTED KITCHEN

12'4" max x 12'2" (3.76m max x 3.71m)

Fitted with a range of base and wall units finished with a white cabinet door and a contrasting roll edge work surface over. There is a four ring gas hob with an electric oven beneath and an extractor hood above, a one and a half bowl composite style sink unit, plumbing for an automatic washing machine and room for under counter fridge or dishwasher if preferred. There is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems, a pvc double glazed window, a double panel central heating radiator, vinyl flooring and a ceiling light.

GROUND FLOOR BATHROOM

Fitted with a modern white suite that comprises of a panelled bath with shower over including a glazed shower screen, a pedestal wash hand basin and a low flush w/c. There is a contemporary style chrome radiator, tiling to the walls, a pvc double glazed window and a deep understairs storage cupboard.

FIRST FLOOR LANDING

With a pvc double glazed window to the front and doors to the bedrooms and separate w/c.

BEDROOM 1

13'3" x 9'9" (4.04m x 2.97m)

A good sized double bedroom with a pvc double glazed window to the rear, central heating radiator and a ceiling light.

BEDROOM 2

12'8" x 8'11" (3.86m x 2.72m)

A good sized second double room, it has a pvc double glazed window to the rear, a central heating radiator, and a central ceiling light.

BEDROOM 3

11'1" x 7'4" (3.38m x 2.24m)

A comfortable third bedroom, it has a pvc double glazed window to the front, fitted blinds, a central heating radiator and a laminate floor covering.

SEPARATE W/C

Fitted with a low flush w/c, a wash hand basin, a pvc double glazed window and a vinyl floor covering.

OUTSIDE

To the front of the property, there is a good sized garden being part lawned. A dropped kerb gives access to off road parking, there is fencing and hedging to the perimeters, a pedestrian gate and pathway leading to the entrance door.

REAR GARDEN

The rear garden is a good size, it has concrete posts and timber fencing to the perimeters, a paved patio area extending across the rear elevation and a large lawn.

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler...TBC

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, 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.

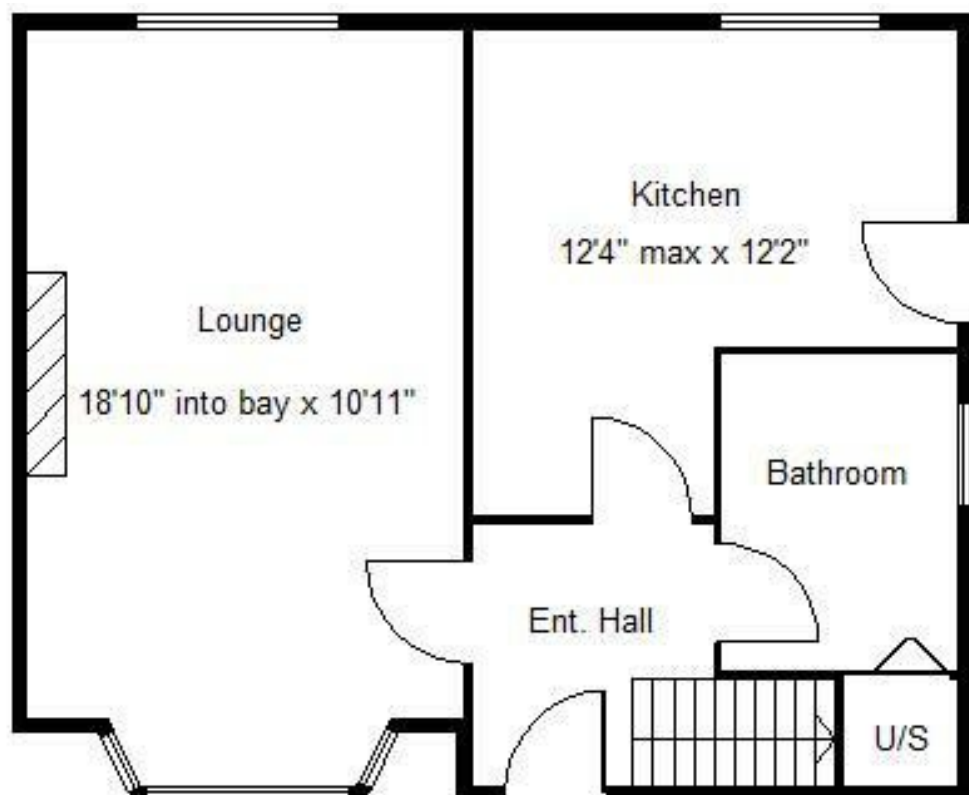
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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.

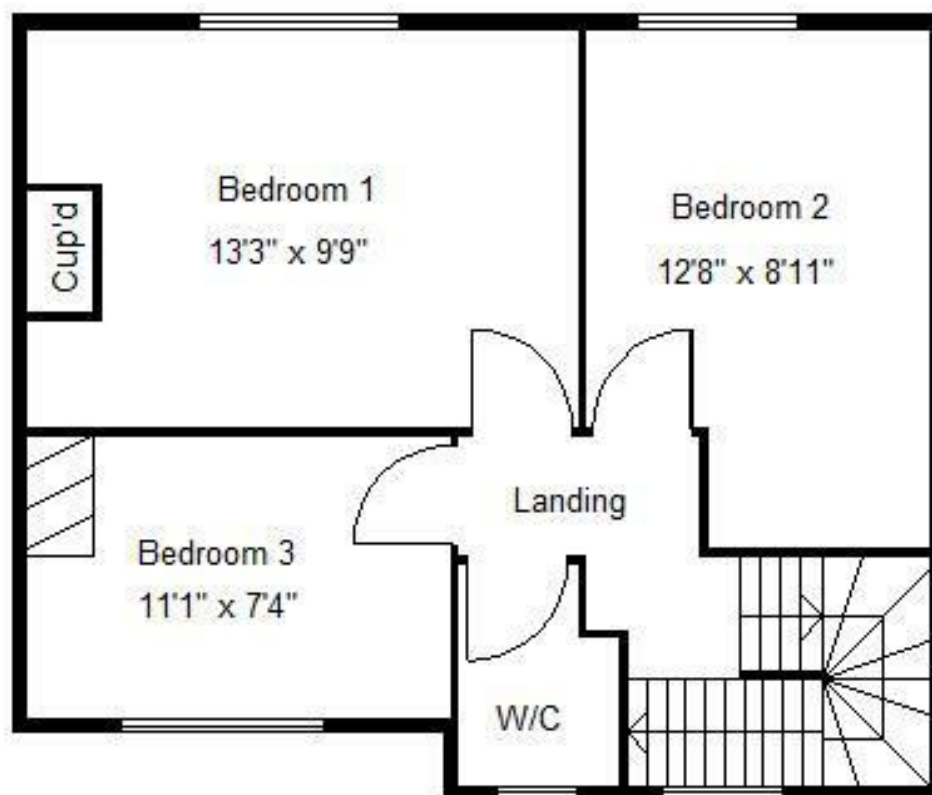
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor