



horton knights of doncaster

sales
lettings
and service



Rutland Crescent, Harworth, Doncaster, DN11 8HZ
Offers Around £135,000

3 BEDROOM SEMI DETACHED HOUSE / GCH / PVC DOUBLE GLAZING / SPACIOUS OPEN PLAN LIVING ROOM / LARGE DETACHED BRICK GARAGE / POPULAR RESIDENTIAL ROADWAY / NO UPWARD CHAIN //

A good sized three bedroom semi-detached house, well located on this popular roadway with access to Harworths amenities. The property has a gas radiator central heating system, pvc double glazing, and briefly comprises: Entrance hall with stairs to the first floor, open plan lounge and dining room, fitted kitchen, first floor landing, three bedrooms, shower room, and a separate W/C. Outside are front and rear gardens, block paved driveway leading to a large detached garage (21'9" x 11'1"). Harworth and Bircotes enjoy a wide range of amenities including several supermarkets, a choice of schools and easy access to neighbouring Bawtry Market Town, plus access to the A1 and motorway networks. No upward chain therefore early viewing recommended.

ACCOMMODATION

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

ENTRANCE HALL

This has a staircase to the first floor accommodation, a pvc double glazed window, central heating radiator. There is a deep built in under stairs storage/ pantry, this has a pvc double glazed window to the side with shelving. There is a second cloaks cupboard which has a coat hanging rail, shelf and a central heating radiator.

OPEN PLAN LOUNGE & DINING ROOM

24'5" x 13'3" max (7.44m x 4.04m max)

This is a good sized open plan living space, it has a feature central fire place, pvc double glazed sliding patio doors which give access onto the rear garden, central heating radiator, coving, and a ceiling light. The dining area has a feature pvc double glazed bay window to the front, central heating radiator, coving, and a central ceiling light.

FITTED KITCHEN

8'7" x 8'3" max (2.62m x 2.51m max)

This is fitted with a range of base and walled units finished with a modern cream coloured cabinet door, contrasting roll edge work surface. There is a single drainer stainless steel sink unit and mixer tap, a recess suitable for electric cooker and an extractor hood over. There is plumbing for an automatic washing machine, room for an under counter fridge etc. Laminate flooring, pvc double glazed window, pvc double glazed exterior door, and a central ceiling light.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side and an access point into the loft space and doors to bedrooms and bathroom.

BEDROOM 1

12'6" x 11'0" (3.81m x 3.35m)

A large double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden, central heating radiator, built in wardrobe with ceiling to floor sliding doors concealing hanging rail and storage and a central ceiling light.

BEDROOM 2

10'9" x 10'2" (3.28m x 3.10m)

A second smaller double bedroom with a pvc double glazed window to the front, central heating radiator, fitted wardrobes, ceiling hanging rail and storage and a central ceiling light.

BEDROOM 3

9'8" x 7'2" (2.95m x 2.18m)

A single sized bedroom it has a pvc double glazed window, central heating radiator and a central ceiling light.

SHOWER ROOM

The original house bathroom has been reconfigured and has now a shower with independent electric shower unit, wash hand basin, towel rail/ radiator.

SEPARATE WC

Fitted with low flush W/C, pvc double glazed window, and a ceiling light.

OUTSIDE

To the front of the property there is an enclosed

gladden area, it has a gated entrance onto a block paved driveway which continues along the side of the property to a large detached brick garage.

The rear garden is part lawned with a continuation of the block paving.

DETACHED GARAGE

22'8" x 11'1" (6.93m x 3.40)

This has a roller shutter door, a personnel door, two windows power and light laid on.

AGENTS NOTES:

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 1600 mbps and upload speeds of up to 220 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.

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.

Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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

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

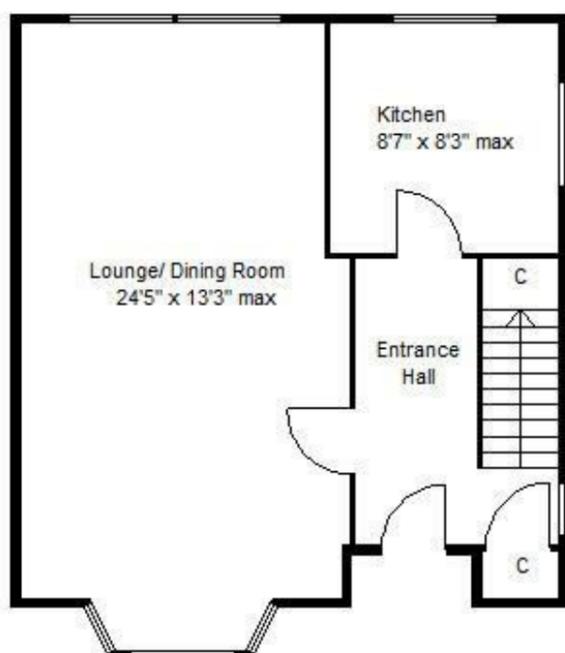
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

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.

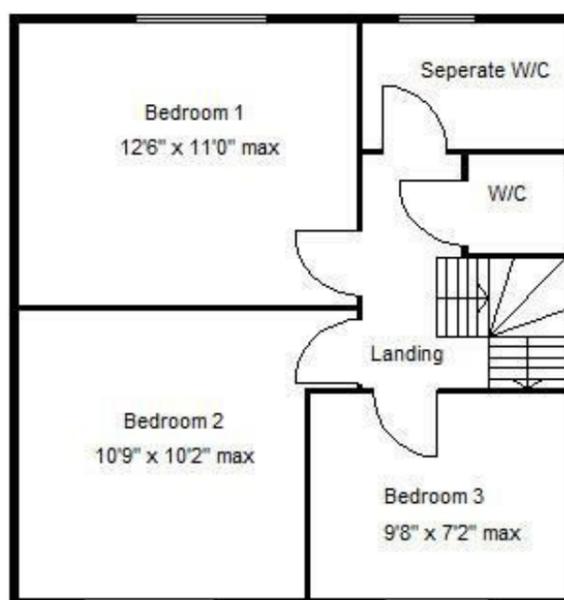
Exterior Garage



Ground Floor



First Floor



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