

horton knights of doncaster

3

3 Magnolia Close, Kirk Sandall, Doncaster, DN3 1JG



Offered with no onwads chain, this 3 bedroom semi detached house with access to amenities within Kirk Sandall.

This good sized family home sits in this well regarded residential area and offers accommodation with the benefit of PVC double glazing throughout and gas central heating via a combi boiler, and comprises of entrance hall, lounge, dining room, extended kitchen, first floor landing, 3 good sized bedrooms and a wet room. Outside the property has front garden, long driveway, small detached garage and an enclosed rear garden. The property is excellently placed for access to local amenities including supermarkets, bus routes, schools, etc. All in all, a nice family home with no upward chain, and which must be viewed to be appreciated.

Price £160,000



ACCOMMODATION

A double glazed composite style door with double glazed side screens gives access to the entrance hall.

ENTRANCE HALL

There is a central heating radiator with decorative cover, stairs rising to the first floor, coving to the ceiling and doors leading off to the ground floor accommodation.

LOUNGE

3.89m (max) x 3.78m (12'9" (max) x 12'5")

Having a large PVC double glazed window to the front, central heating radiator, coving to a textured ceiling and a gas fire set onto a raised tiled hearth.

DINING ROOM

Extending to the full width of the house, it has two central heating radiators and a PVC double glazed window to the side, coving to the ceiling, large understairs storage cupboard housing the gas central heating boiler which itself has a PVC double glazed window to the side.

KITCHEN

5.49m x 2.24m (18' x 7'4")

This is an extended section of the property and has a range of wood style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink and tiled splashbacks. There is an electric cooker point with extractor hood above, plumbing for washing machine with appliance recess. Two PVC double glazed windows to the rear and a PVC double glazed door give access into the rear garden. Wood style laminate flooring and central heating radiator.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing. Having a PVC double glazed window to the side, coving to the ceiling, built-in cupboard housing shelving for linen, and doors leading off to the remaining accommodation.

BEDROOM 1

3.78m max x 2.90m (12'5" max x 9'6")

A good sized double room with a PVC double glazed window to the front, central heating radiator and coving to the ceiling.

BEDROOM 2

3.33m x 2.95m max (10'11" x 9'8" max)

Another double bedroom with a PVC double glazed window overlooking the rear garden. Central heating radiator and coving to the ceiling.

BEDROOM 3

2.82m x 2.74m max (9'3" x 9' max)

This is a good size for a third bedroom and has a PVC double glazed window to the front of the property, central heating radiator and built-in over stairs storage cupboard.

SHOWER ROOM

2.31m x 1.65m (7'7" x 5'5")

This is currently set up as a wet room. It has a low flush wc, pedestal wash hand basin and shower area which has a wall mounted electric shower and PVC panelling. There is a wall mounted heated towel rail, double glazed windows to the side and rear elevations and tiling and vinyl floor covering to the main splashback areas.

OUTSIDE

To the front of the property there is a low maintenance garden area which is paved and gravelled with brick built wall to the front boundary. The concrete driveway provides off street parking and leads to a small garage.

DETACHED GARAGE

The garage is a concrete sectional construction. It is only big enough really for a small vehicle, has a single raised window to the side and a metal up and over door to the front.

REAR GARDEN

There is a paved patio area which steps up to a shaped lawn with decorative borders stocked with some mature shrubs and small trees. There is an outside tap attached to the rear elevation of the house, along with a security light.

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 10000 mbps and upload speeds of up to 10000 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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