



horton knights of doncaster

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Williams Road, Cusworth, Doncaster, DN5 8HW
Offers Around £155,000 - £160,000

3 BEDROOM SEMI DETACHED HOUSE / HUGE POTENTIAL FOR FAMILY OR INVESTOR / LARGE CORNER PLOT / DRIVEWAY & DETACHED BRICK GARAGE / POPULAR ROADWAY CLOSE TO AMENITIES / NO UPWARD CHAIN / VIEWING RECOMMENDED //

Located in this very popular residential district, a 3 bedroom semi detached house requiring some TLC but would make a perfect family home or investment. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance porch into entrance hall with stairs to the first floor, spacious lounge with a bay window, dining kitchen, first floor landing, 3 bedrooms and a recent wet room. Outside are corner gardens, with ample off road parking leading to a detached garage and a triangular south westerly facing rear garden. NO UPWARD CHAIN. EARLY VIEWING ESSENTIAL.

ACCOMMODATION

Two double opening timber casement doors lead into the property's entrance porch.

ENTRANCE PORCH

This has a tiled floor covering, double glazed windows to the side elevations and a traditional timber panelled door which leads into the property's entrance hall.

ENTRANCE HALL

There is a central heating radiator, a central ceiling light and a staircase leading to the first floor accommodation. A door from here continues to a front facing lounge.

LOUNGE

14'0" x 13'8" into bay (4.27m x 4.17m into bay)

An attractive and good sized room, it has a deep PVC double glazed bay window to the front, a feature fireplace with an electric fire inset, a double panel central heating radiator, a central ceiling light and a door which leads through to the dining kitchen.

DINING KITCHEN

18'0" x 6'3" (5.49m x 1.91m)

This is fitted with a range of base and wall units with a work surface over, there is a single drainer stainless steel sink unit, a recess suitable for a gas cooker, plumbing for an automatic washing machine, a PVC double glazed window and a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems. There is a double panel central heating radiator, a further PVC double glazed window to the side, coving and a deep built in understairs cupboard/ pantry with shelving and a PVC double glazed window.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, a ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

11'10" x 11'3" into bay (3.61m x 3.43m into bay)

A good sized double room, it has a PVC double glazed bay window to the front, a ceiling heating radiator, fitted wardrobes concealing hanging rail and storage, coving and a ceiling light.

BEDROOM 2

9'8" x 9'6" (2.95m x 2.90m)

A comfortable second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a ceiling light and an in built corner cupboard which houses the hot water cylinder.

BEDROOM 3

8'0" x 6'6" (2.44m x 1.98m)

A comfortable sized third bedroom, it has a PVC double glazed window to the rear, a central heating radiator and built in bedroom furniture.

WET ROOM

The bathroom has been recently upgraded to create a walk in wet room, it has an independent electric shower, a wash hand basin, a low flush W/C, waterproof flooring, 2 PVC double glazed windows, a ceiling light and a central heating radiator.

OUTSIDE

The property stands on a good sized corner plot, this has an enclosed garden with brick walling, a pedestrian gate and double opening gates to the side which provides access to off road parking. The front has all been hard landscaped with decorative stones and there is a block paved pathway, all designed for

easier and lower maintenance. The driveway continues along the side of the property and leads to a detached brick garage.

DETACHED GARAGE

15'6" x 7'10" (4.72m x 2.39m)

With a metal up and over door, power and light laid on.

REAR GARDEN

To the rear of the property, there is triangular shaped lawned rear garden which enjoys a south westerly aspect and therefore the afternoon and evening sun.

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.

CAVITY WALL INSULATION - The property has cavity wall insulation added.

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

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