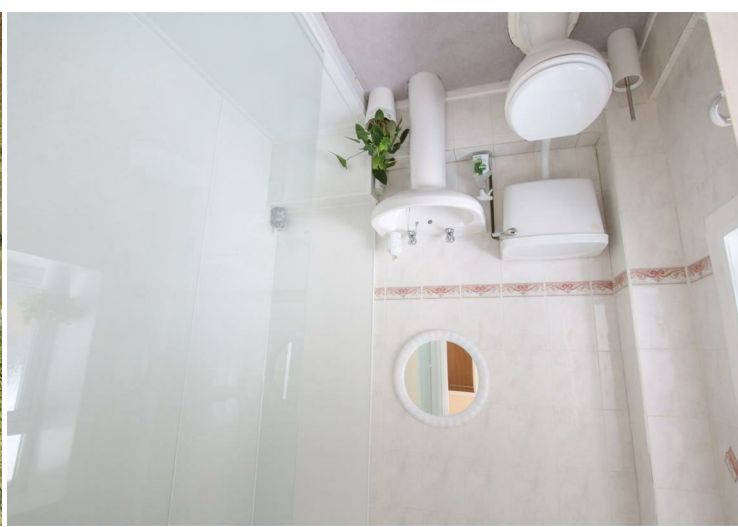




horton knights of doncaster

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Brosley Avenue, Barnby Dun, Doncaster, DN3 1AH
Offers Over £185,000

3 BEDROOM SEMI DETACHED HOUSE / SUPERB LOCATION / SPACIOUS LIVING ACCOMMODATION / MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / GOOD SIZED REAR GARDEN / OFF ROAD PARKING / CLOSE TO AMENITIES / VIEWING ESSENTIAL //

Loaded with potential this 3 bedroom semi detached house needs to be viewed. It's a good size, has a gas central heating system, PVC double glazing and comprises: Entrance hall, lounge, separate dining room, fitted kitchen with integrated appliances, first floor landing, 3 bedrooms and a shower room. Outside are front and rear gardens, off road parking, utility, store and a separate wc. Located with good access to local amenities within Barnby Dun including shops, schools plus access to the M18 and motorway networks. PRICED TO SELL VIEWING IS ESSENTIAL.

ACCOMMODATION

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

ENTRANCE HALL

This has a PVC double glazed window to the rear, a central heating radiator, tiled flooring, a staircase to the first floor accommodation with understairs storage and a door to the lounge.

LOUNGE

15'9" x 10'10" (4.80m x 3.30m)
An attractive and good sized front facing reception room, it has a PVC double glazed window to the front, a double panel central heating radiator, coving, central ceiling light, a feature fireplace with a living flame gas fire inset and a timber surround.

DINING ROOM

11'0" x 9'9" (3.35m x 2.97m)
A good sized second reception room, it has a PVC double glazed window to the front, a central heating radiator, a wall mounted electric fire, picture rail and a central ceiling light.

KITCHEN

11'10" x 6'8" (3.61m x 2.03m)
Fitted with a range of high and low level units finished with a black high gloss cabinet door with a contrasting timber effect work surface. There is a single drainer stainless steel sink unit with a mixer tap, integrated appliances including a four ring gas hob with a wok burner, an extractor hood, an integrated oven, dishwasher and a fridge freezer. Central ceiling light, a PVC double glazed window and a PVC double glazed door, tiling to the floor and a central heating radiator.

REAR LOBBY

There is a range of outbuildings which include a rear lobby with a door giving access to a utility and a separate W/C.

GROUND FLOOR W/C

Fitted with a low flush W/C, a window to the side and light laid on.

UTILITY

This runs alongside the W/C, it has plumbing for an automatic washing machine, light and power laid on plus access to additional brick store with a timber and steel framed door.

FIRST FLOOR LANDING

There is a PVC double glazed window with an outlook over the property's rear garden and doors to the bedrooms and bathroom.

BEDROOM 1

13'6" x 10'10" (4.11m x 3.30m)
A lovely sized double bedroom, it has a PVC double glazed window to the front, a central heating radiator, picture rail, a built in storage cupboard and a central ceiling light.

BEDROOM 2

12'0" x 10'10" (3.66m x 3.30m)
A good sized second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a built in cupboard which provides hanging and storage.

BEDROOM 3

10'4" x 6'10" (3.15m x 2.08m)
A single bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a large wardrobe, a central ceiling light and a further deep storage cupboard with shelving.

SHOWER ROOM

The original house bathroom has been remodelled to create a shower room, this has a large shower enclosure with a frameless glass shower screen and a mains plumbed thermostatic shower, a wash hand basin and a low flush W/C. There is a central heating radiator, tiling to the walls and further wet walling to the shower area and a PVC double glazed window.

OUTSIDE

The property stands on an attractive plot, a dropped kerb provides access to the driveway courtesy of double gates, which provides off road parking. There is a lawn to the side, shaped hedging and flower bed borders.

REAR GARDEN

Again, a good size, it has concrete posts and timber fencing to the perimeters, it is principally lawned with shaped flower beds stocked with a variety of shrubs and plants.

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.

SOLAR PANELS - Will be removed, or sold by separate negotiation.

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

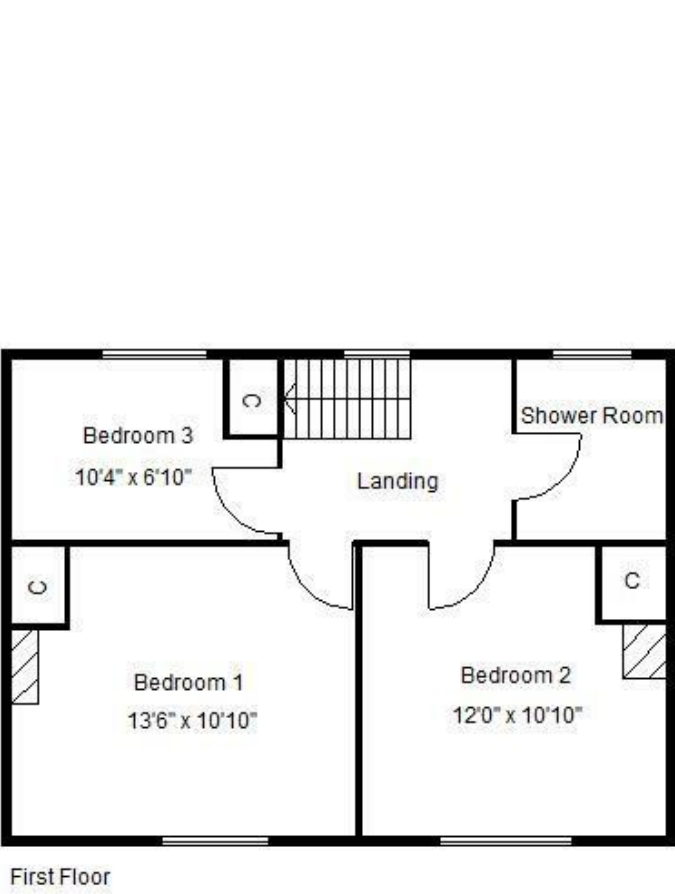
them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	