horton knights of doncaster

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Belle Vue Avenue, Belle Vue, Doncaster, DN4 5DX
Offers Over £210,000

3 BEDROOM SEMI DETACHED BUNGALOW / LOVELY PERIOD BUNGALOW CLOSE TO THE CENTRE / GOOD SIZED LIVING ACCOMMODATION / BEAUTIFUL SOUTH FACING REAR GARDEN / DETACHED GARAGE / INTERNAL VIEWING RECOMMENDED //

Rare to the market, this lovely period styled 3 bedroom semi detached bungalow must be viewed. It enjoys a lovely central position located between Lakeside and the city centre and a South facing rear garden. It has pvc double glazing, gas central heating, a security system and briefly comprises: A deep front veranda, beautiful period entrance hall with panelling, spacious lounge with a bay window, large dining kitchen, 3 bedrooms (bedroom 3 is used as a dining room at present) with double doors on to the rear garden and a bathroom. South facing rear garden, with a detached brick garage and a lean-to store. Front garden with a side drive and parking. NO UPWARD CHAIN. EARLY VIEWING IS HIGHLY RECOMMENDED.

ACCOMMODATION
A veranda provides a deep shelter to the front door. There is a chequerboard effect tiled inset and a PVC double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL
9'6" x 8'10"- (2.90m x 2.69m-)
This is a particularly good size, as evidenced by the room measurements. It is finished with panelling to half wall height. There is also a delft rail, corner cupboard, central ceiling light, central heating radiator and door leading into a front facing lounge.

LOUNGE
15'8" into bay x 13'10" max (4.78m into bay x 4.22m max)
This is an attractive front facing square shaped room with a feature PVC double glazed bay window incorporating a window seat which gives an outlook to the front, a fireplace with a living flame gas fire inset, central heating radiator, coving, central ceiling light and matching wall lights.

OPEN PLAN DINING KITCHEN
14'6" x 12'0" (4.42m x 3.66m)
Again, well proportioned, it is fitted with a range of high and low level oak fronted cabinet doors with a contrasting work surface. There is a composite one and a half bowl sink with mixer tap, four ring gas hob, extractor hood and integrated double oven. There is also an integrated fridge and freezer, deep recess suitable for washing machine with plumbing laid on, a wall mounted gas fire (not tested). Concealed behind one of the corner cabinets is a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems. There are two PVC double glazed windows to the rear and side elevations, timber casement/ glazed door, central heating radiator, tiled flooring and a ceiling light.

BEDROOM 1
14'7" x 12'0" (4.45m x 3.66m)
A good sized double bedroom, it has a PVC double glazed window with an outlook to the rear, central heating radiator, a range of built-in bedroom furniture, coving and two ceiling lights.

BEDROOM 2
12'0" x 12'0" (3.66m x 3.66m)
A good size second double bedroom, it has a PVC double glazed window to the front, central heating radiator, a range of fitted bedroom furniture, central ceiling light and coving.

BEDROOM 3 / DINING ROOM
10'6" x 9'6" (3.20m x 2.90m)
Presently used as a dining room. This has two PVC double glazed doors which lead out onto the rear garden, a central heating radiator, coving and a central ceiling light.

BATHROOM
The bathroom is fitted with a modern white suite that comprises of a panelled bath with a mixer shower over, a pedestal wash hand basin and low flush wc. There is tiling to the four walls, PVC double glazed windows, ceiling light, access into the loft space, central heating radiator and vinyl floor covering.

OUTSIDE
The property stands on a generous plot, it has brickwalling and hedging to the perimeter. There are two decorative stone beds with free standing planters. Double gates give access onto a side drive which provides car standing. The pedestrian pathway continues along the side to a gate which gives access into the property's rear garden.

REAR GARDEN
The rear garden enjoys a Southerly aspect, itself is all nicely enclosed, it has fencing and hedging to the perimeters. It is principally lawned with profiled beds and borders stocked with a variety of maturing shrubs and plants. A paved patio extends across the rear elevation. There is external lighting, external water.

Within the rea r garden there is a detached brick garage with metal up and over door, power and light laid on, PVC double glazed personnel door and a window. There is an attached store to the side, this has a corrugated style polythene roof and a timber front door.

AGENTS NOTES:
TENURE - FREEHOLD.

SERVICES - All mains services are connected.

HOME SECURITY - The property has a security alarm fitted.

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

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

COUNCIL TAX - Band C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

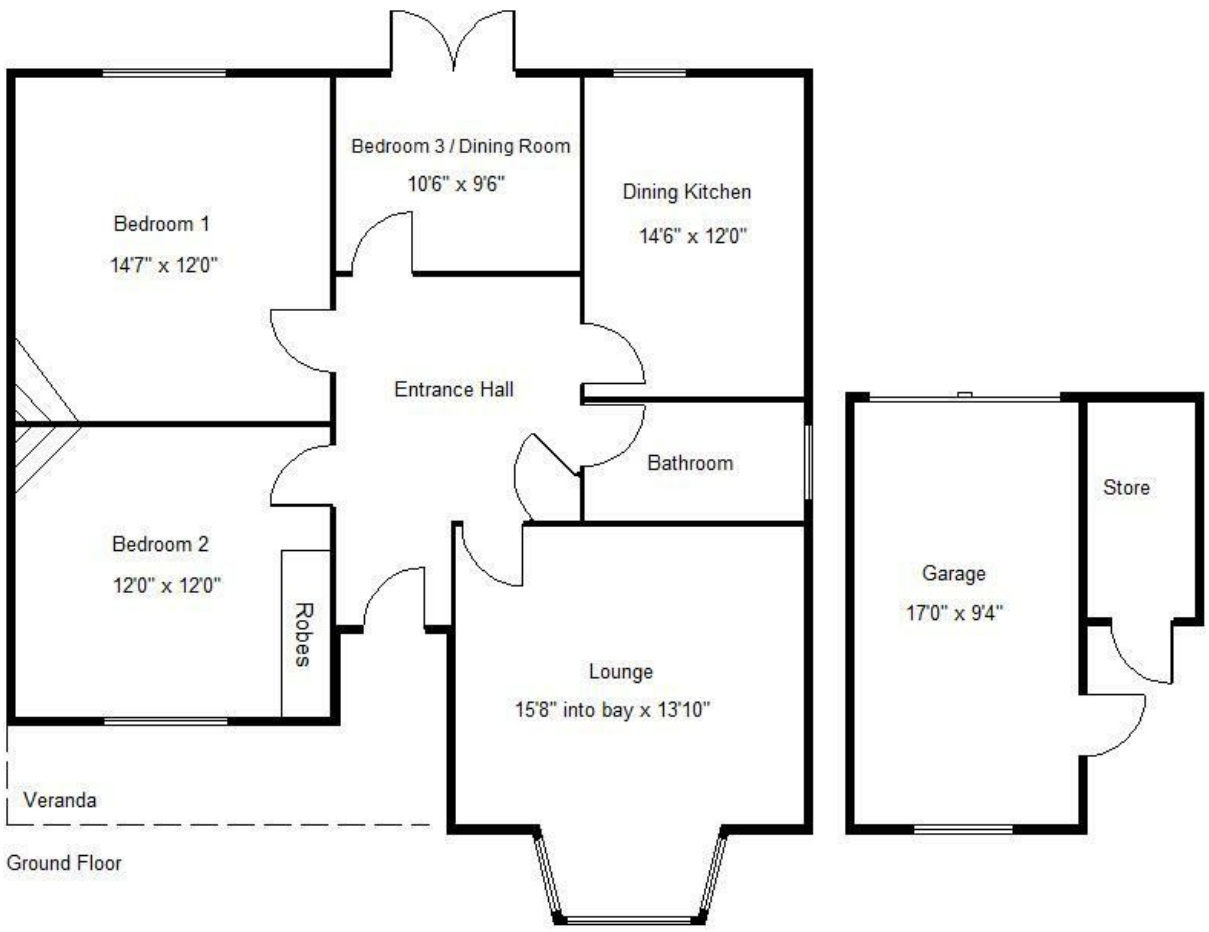
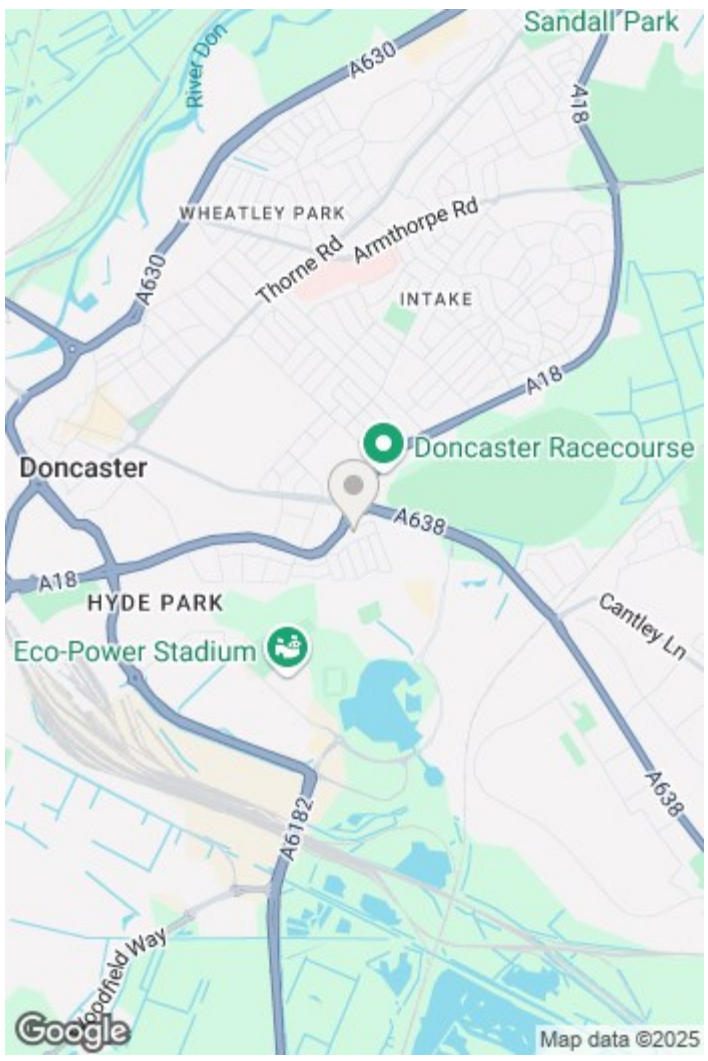
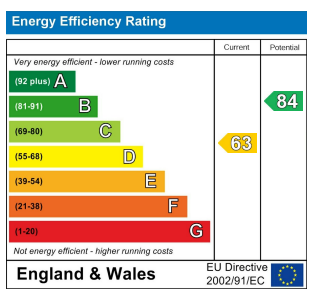
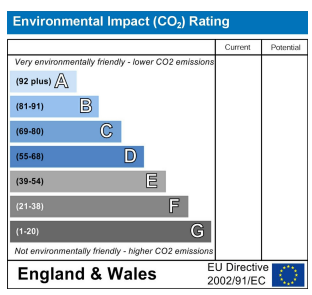
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.

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