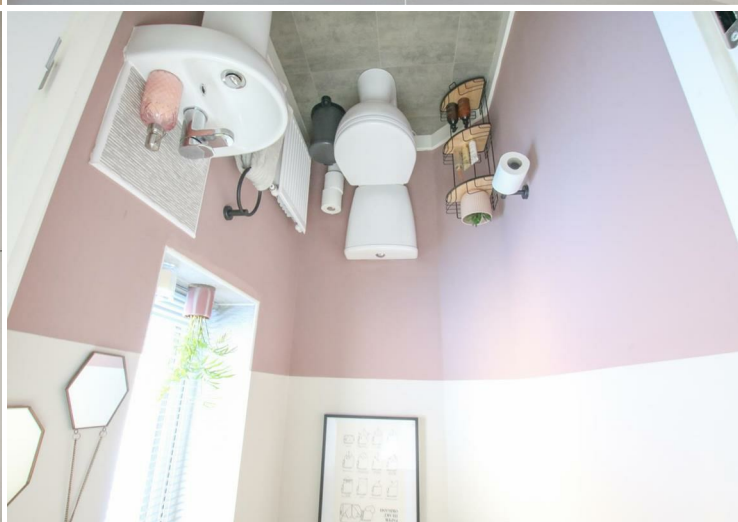
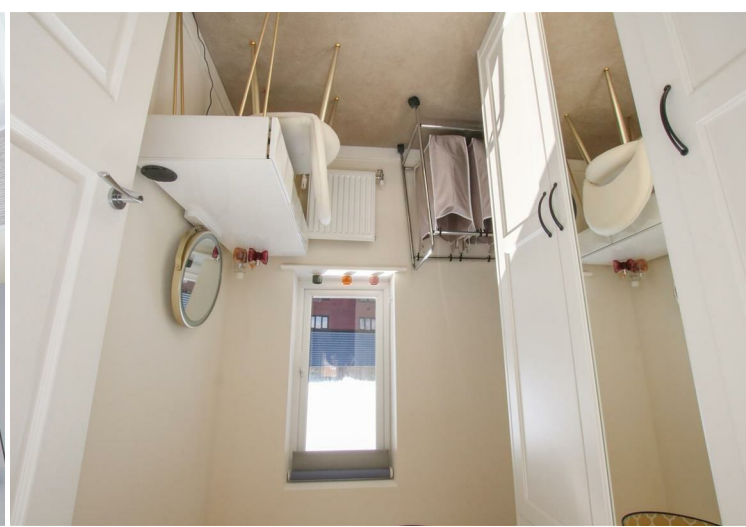
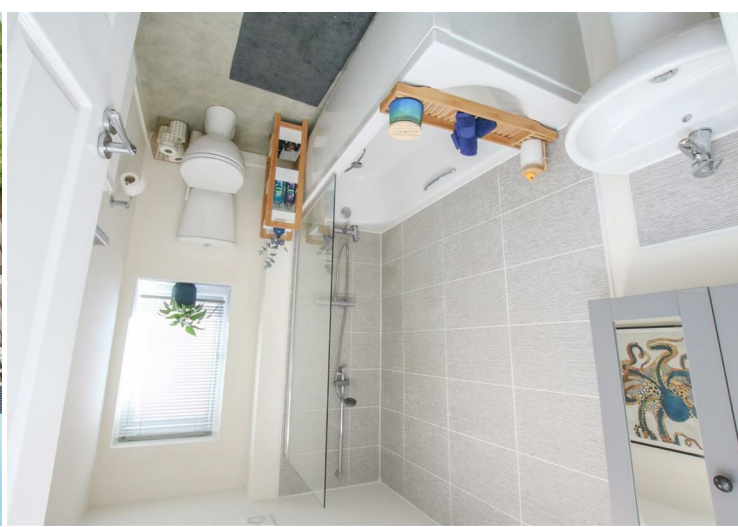
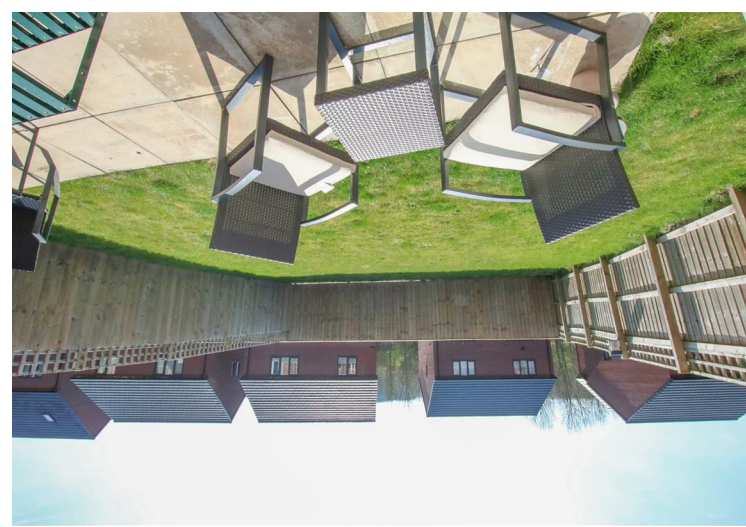




horton knights of doncaster

sales  
lettings  
and service



Creek Drive, Woodlands, Doncaster, DN6 7FP  
Asking Price £180,000



IMMACULATE 3 BEDROOM SEMI DETACHED HOUSE / BEAUTIFUL SOUTHERLY FACING REAR GARDEN / MANY UPGRADED FEATURES INCLUDED / FEATURE WALL PANELLING / WELL PRESENTED THROUGHOUT / MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES / CAR PARKING FOR 2 VEHICLES / VIEWING HIGHLY RECOMMENDED //

Located on this popular roadway, an attractive and very well presented 3 bedroom semi detached house. Upgraded by the present owners to include feature panelling, fitted wardrobes etc, it has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, ground floor W/C, spacious rear facing lounge with double doors onto the rear garden, modern well equipped dining kitchen with integrated appliances, first floor landing, 3 good sized bedrooms and a beautiful family bathroom including a shower. Outside are attractive gardens, 2 parking spaces and the rear enjoys a lovely southerly aspect. Well placed with access to local amenities within Woodlands including access to the A1 and motorway networks. Viewing is highly recommended.

ACCOMMODATION

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

ENTRANCE HALL

This has a central heating radiator, feature wall panelling, modern laminate flooring, a central ceiling light and a staircase leading to the first floor accommodation. A door from here leads into the ground floor W/C.

GROUND FLOOR W/C

All smartly finished with a modern white suite comprising of a low flush W/C and a matching wash hand basin. There is grey tile effect vinyl flooring, a central heating radiator, a PVC double glazed window and a ceiling light.

LOUNGE

14'8" x 11'9" (4.47m x 3.58m)

An attractive rear facing reception room, it has two PVC double glazed double opening doors which lead out onto the southerly facing rear garden, a double panel central heating radiator, a deep built in understairs cupboard, floating shelves and a central ceiling light.

DINING KITCHEN

13'3" max x 11'6" max (4.04m max x 3.51m max)

This is all smartly finished with a range of modern high and low level units finished with a light grey timber effect cabinet door with a contrasting work surface over. There is a four ring induction hob with an extractor hood above, an integrated oven, fridge freezer, dishwasher and a washing machine all included. A PVC double glazed window gives an outlook to the front, there is a continuation of the

modern laminate flooring, a double panel central heating radiator, two central ceiling lights and a door into the lounge.

FIRST FLOOR LANDING

There is an access point into the loft space, a central heating radiator, a ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

14'8" max x 9'6" (4.47m max x 2.90m)

A large double bedroom, it has two PVC double glazed windows to the front, a central heating radiator, a central ceiling light, fitted roller blind, a range of built in wardrobes set into a deep recess and a further built in cupboard which has hanging rail and storage and light laid on.

BEDROOM 2

9'9" x 8'4" (2.97m x 2.54m)

A good sized second double bedroom, it has a PVC double glazed window with an outlook to the rear, a central heating radiator, a central ceiling light and fitted roller blinds.

BEDROOM 3

6'8" x 6'0" (2.03m x 1.83m)

A comfortable single bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a central ceiling light and a fitted roller blind.

HOUSE BATHROOM

Beautifully presented with a modern white suite comprising of a panelled bath with a shower over, a glazed shower screen, a wash hand basin and a low flush W/C. There is modern tiling, a central heating radiator, vinyl flooring, a PVC double glazed window,

an extractor fan, a central ceiling light and a mirrored vanity cabinet.

OUTSIDE

To the front of the property there is a small decorative garden with shaped flower beds and borders stocked with a variety of shrubs and plants plus a double length side driveway providing car standing for two cars.

REAR GARDEN

The rear garden enjoys a beautiful southerly aspect, it is slightly elevated with rooftop views towards woodland in the distance. The garden itself has a paved patio and sitting area across the rear elevation and leads on to a good sized lawn with fencing to the perimeters providing privacy.

AGENTS NOTES:

TENURE - FREEHOLD.

ESTATE CHARGES - There is a service charge payable to the estate's management company at £120.00 per annum.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units as new (2021).

HEATING - Gas radiator central heating. Age of boiler as new (2021).

COUNCIL TAX - Band B.

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.

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.



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>96</b>               |
| (81-91) <b>B</b>                            | <b>83</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

