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Cheltenham Road, Intake, Doncaster, DN2 6JE
Guide Price £170,000 - £175,000

JUST LISTED AN ATTRACTIVE 3 BEDROOM HOUSE / PVC CONSERVATORY / LARGE REAR GARDEN / OFF ROAD PARKING FOR 2 CARS / POPULAR RESIDENTIAL LOCATION / VIEWING ESSENTIAL //

Located on this popular roadway, a good sized 3 bedroom mid town house which needs to be viewed. It has a gas central heating system, PVC double glazing and comprises: Entrance hall, spacious lounge with patio doors into a large pvc conservatory, fitted kitchen with integrated appliances, utility room/ store, side lobby and a ground floor wc. First floor landing 3 good sized bedrooms, the main bedroom has a walk-in wardrobe, and a modern house bathroom with a shower. Good access to local amenities, including local shops, schools etc. PRICED TO SELL. EARLY VIEWING IS ESSENTIAL.

ACCOMMODATION

A canopy gives shelter to a PVC double glazed entrance door with a double glazed side screen and leads into the property’s entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central ceiling light, a central heating radiator and a door into the lounge.

LOUNGE

18'0" x 10'10" (5.49m x 3.30m)

A spacious front facing reception room with a broad PVC double glazed window to the front, a central heating radiator, modern laminate flooring, 2 central ceiling lights and to the far end there is a set of PVC double glazed sliding patio doors leading into a large PVC double glazed conservatory.

CONSERVATORY

12'9" x 12'0" (3.89m x 3.66m)

A good useful space, it has PVC double glazed double opening doors which lead out onto a decked patio and sitting area, a pitched polycarbonate roof, a double panel central heating radiator and laminate flooring.

KITCHEN

13'10" x 7'4" (4.22m x 2.24m)

Fitted with a range of high and low level units finished with a work surface over, there is a single drainer stainless steel sink unit, a four ring ceramic hob with an extractor hood above and an integrated oven beneath. There are recesses suitable for a washing machine and dishwasher – both with plumbing laid on and a further tall, wide recess suitable for an American style fridge freezer. There is a tiled floor covering, inset spotlighting to the ceiling and a doorway to a side lobby.

SIDE LOBBY

This has a central heating radiator, laminate flooring, a PVC double glazed exterior door and an internal door leading to a utility lobby.

UTILITY ROOM

This is probably better demonstrated by the floor plan, it is a good size and has a PVC double glazed exterior door and window, a further deep built in cupboard with ample storage, a laminate floor covering and a central ceiling light.

GROUND FLOOR W/C

Fitted with a low flush W/C, a wash hand basin, a PVC double glazed window, a ceiling light and tiled flooring.

FIRST FLOOR LANDING

With a PVC double glazed window which gives an outlook over the property’s rear garden, an access point into the loft space, a built in storage cupboard and doors to the bedrooms and bathroom.

BEDROOM 1

14'0" max x 10'3" (4.27m max x 3.12m)

A large double bedroom, it has a PVC double glazed window to the front, a central heating radiator, laminate flooring, a central ceiling light and a deep walk in wardrobe which has hanging rail, storage space and shelving.

BEDROOM 2

11'0" x 10'2" (3.35m x 3.10m)

A good sized second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, laminate flooring and a ceiling light.

BEDROOM 3

10'8" x 7'6" (3.25m x 2.29m)

This is a good sized room and will hold a double bed, it has a PVC double glazed window to the rear, a central heating radiator, laminate flooring and a central ceiling light.

BATHROOM

Fitted with a white suite comprising of a panelled bath with a glazed shower screen and a mains plumbed thermostatic shower, a wash hand basin and a low flush W/C inset to bathroom furniture. There is tiling and waterproof walling to the bathing and shower areas, a PVC double glazed window, a central ceiling light, a central heating radiator and a built in storage cupboard.

OUTSIDE

The property stands on a good sized plot, the front has been adapted and is now landscaped and provides car parking via a dropped curb.

REAR GARDEN

There is a large lawned garden, with concrete posts and timber fencing to the perimeters, a decked patio and sitting area and a useful storage shed to the far end.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units approx 2006.

HEATING - Gas radiator central heating. Age of boiler approx 2021.

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.

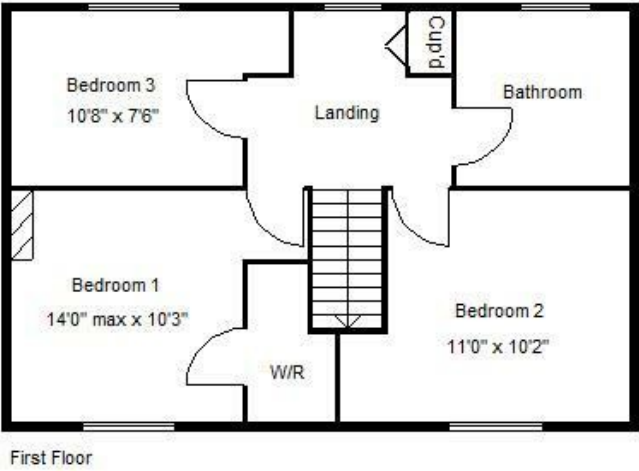
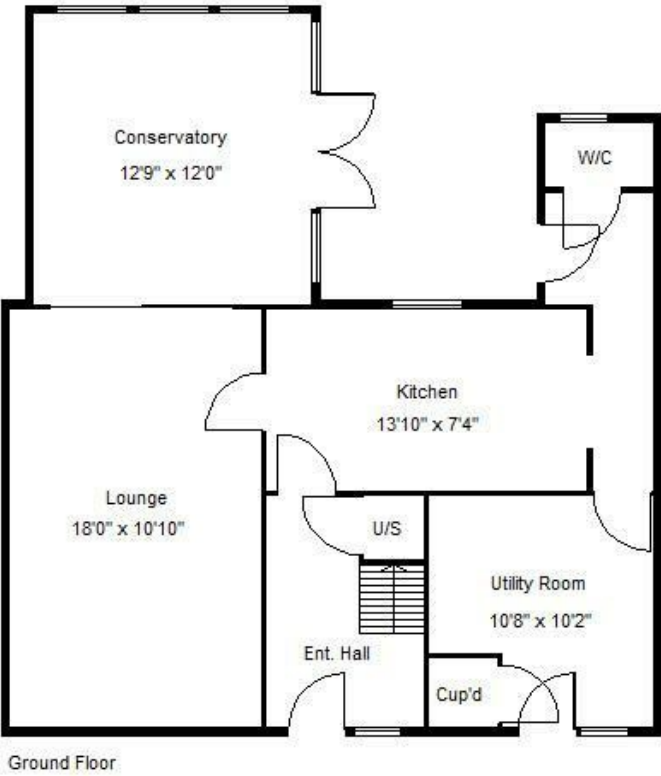
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	65	
England & Wales		
EU Directive 2002/91/EC		