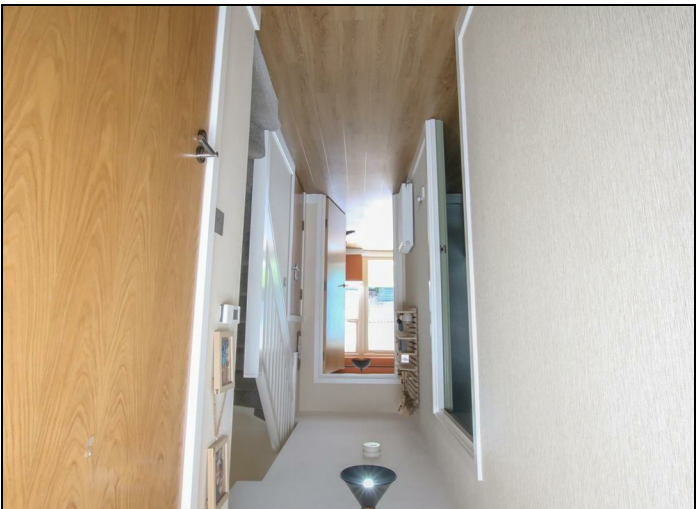
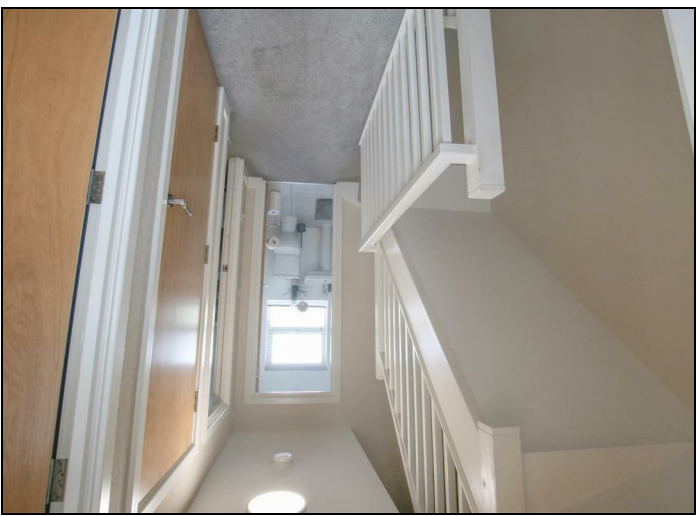
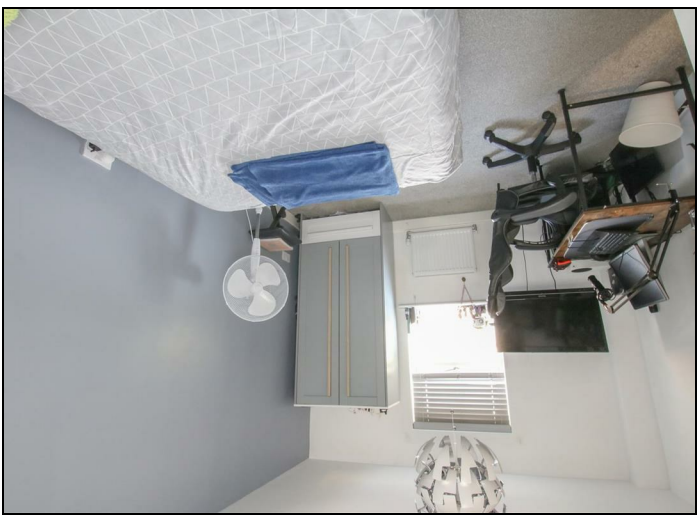
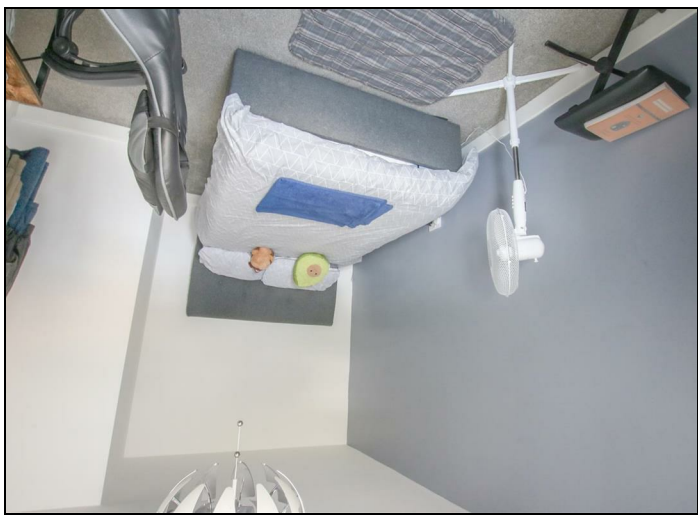




sales
lettings
and service

horton knights of doncaster



Stretton Street, Adwick-Le-Street, Doncaster, DN6 7UJ
Price £210,000

JUST LISTED.....CONTEMPORARY STYLED 4 BEDROOM SEMI / SPACIOUS LIVING OVER 3 FLOORS / SOUTH FACING REAR GARDEN / PARKING FOR 2 CARS / MODERN KITCHEN WITH APPLIANCES / LARGE MAIN BEDROOM WITH EN-SUITE / EASY A1 MOTORWAY ACCESS / MOTIVATED SELLER //

An internal inspection is recommended to appreciate the size and space offered by this stylish 4 bedroom semi. A very contemporary design over 3 floors, it has a gas central heating system pvc double glazing and comprises: Long entrance hall, ground floor wc, spacious rear facing lounge with double doors on to the rear garden, fitted kitchen with integrated appliances, first floor landing, 3 good sized bedrooms and a house bathroom whist on the whole of the top floor there is a large main bedroom and en-suite shower room. Outside there is parking for 2 cars and a lovely South facing rear garden. Great location with easy access to the A1 and motorway networks. Early viewing recommended.

ACCOMMODATION

A double glazed entrance door leads into a long entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation with built-in understairs storage cupboard, a double panel central heating radiator, LVT style flooring which continues throughout the ground floor, a central heating radiator, ceiling light and a smoke alarm.

GROUND FLOOR W/C

Fitted with a modern two piece white suite that comprises of a wash hand basin inset to vanity unit with contemporary style tap, low flush W/C, modern radiator, extractor fan and a ceiling light.

DINING KITCHEN

15'4" x 9'3" (4.67m x 2.82m)

This is fitted with a range of modern high and low level units finished with a light grey wood effect cabinet door, a contrasting work surface and a host of integrated appliances which include a four ring ceramic hob with extractor hood, integrated electric fan assisted oven, integrated dishwasher, fridge freezer and washing machine. There is a PVC double glazed window with an outlook to the front, contemporary style single drainer stainless steel sink with a multi-function rinse style tap, extractor fan, two central ceiling lights and a double panel central heating radiator.

REAR FACING LOUNGE

16'3" x 10'8" (4.95m x 3.25m)

An attractive and good sized reception room. It has two PVC double glazed double opening doors with side screens which give access and an outlook over the property's rear garden. There are two central ceiling lights, two contemporary tall radiators and floating wall shelves.

FIRST FLOOR LANDING

This has a central ceiling light, smoke alarm, built-in cupboard which houses a pressurised hot water cylinder supplying domestic hot water and stairs which continue to the upper floor.

BEDROOM 2

13'9" x 9'6" (4.19m x 2.90m)

A lovely double bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

BEDROOM 3

12'8" x 9'0" (3.86m x 2.74m)

A good sized double bedroom with a window to the rear, central heating radiator and a central ceiling light.

BEDROOM 4

9'4" x 7'0" (2.84m x 2.13m)

Presently used as a home gym, it has a PVC double glazed window to the rear, central heating radiator and a central ceiling light.

HOUSE BATHROOM

6'7 x 5'9 (2.01m x 1.75m)

This is fitted with a modern three piece white suite that comprises of a panelled bath, pedestal wash hand basin, low flush WC, two floating wall shelves, extractor fan, PVC double glazed window, central ceiling light, ceramic tile flooring and a central heating radiator.

SECOND FLOOR LANDING

There is a central ceiling light, central heating radiator and door to Bedroom 1.

BEDROOM 1

16'8" x 12'10" (5.08m x 3.91m)

A very large main bedroom which runs the full depth of the house. It has a PVC double glazed window to the front, central heating radiator, deep built-in wardrobes set into the recess and two ceiling lights.

EN SUITE SHOWER ROOM

7'1 x 5'8 (2.16m x 1.73m)

This is fitted with a white suite that comprises of a shower enclosure with mains plumbed shower including a rainfall shower head, a pedestal wash hand basin and a low flush WC. There is tiling to the floors, splashbacks and shower area, a double glazed velux window, ceiling light and an extractor fan.

OUTSIDE

The property stands on an attractive plot, not directly overlooked to the front. There is two car parking spaces side by side and pedestrian pathway.

REAR GARDEN

The rear enjoys a Southerly aspect, it has timber fencing to the perimeters, there is a paved patio area which extends across the rear elevation, a central lawn with shaped flower beds and borders plus useful timber storage shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units 2019

HEATING - Gas radiator central heating. Age of boiler 2019

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

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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.

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...

COUNCIL TAX - Band

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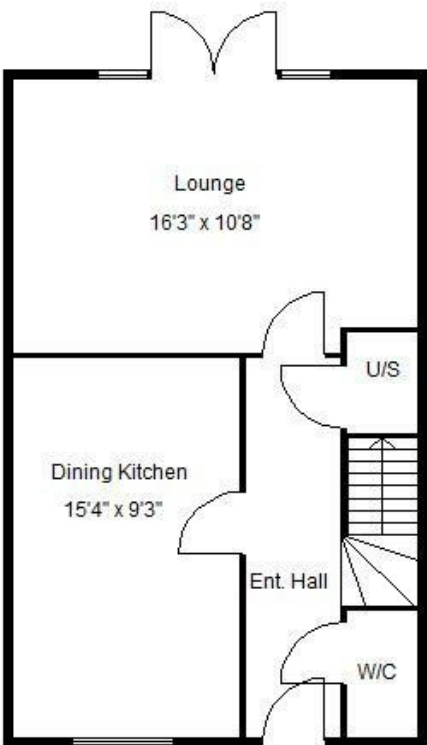
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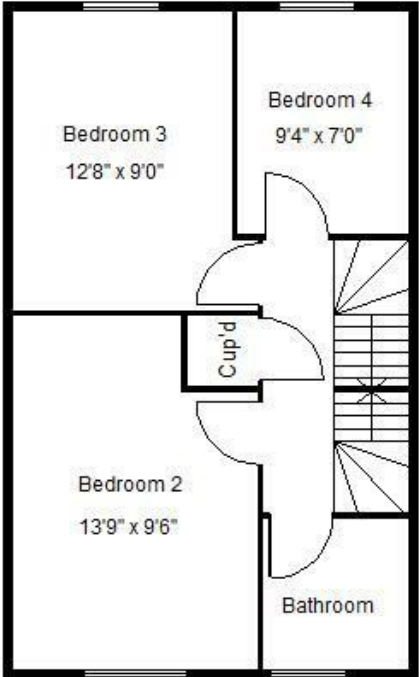
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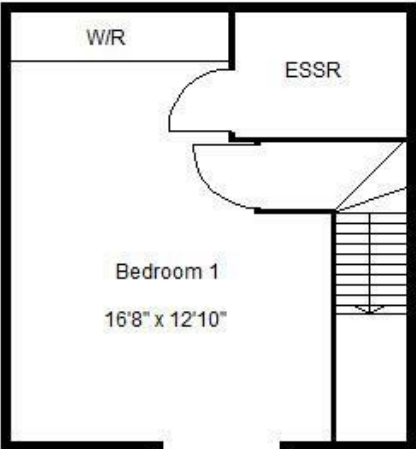
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Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A	85	94
(81-91) B		
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	