



horton knights of doncaster

sales
lettings
and service



Gainford Road, Moorends, Doncaster, DN8 4QP
Offers Around £120,000

This generously proportioned semi-detached house enjoys a really nice position on this estate with a lovely view to the rear over the sports field. It has gas central heating via a combi boiler and pvc double glazing and comprises: Dining room, lounge, inner lobby, kitchen, ground floor bathroom, separate wc. First Floor Landing comprising of: 2 really large double bedrooms and 2 really good size single bedrooms with one of the singles having an en-suite wc. Outside the property is equally well catered for with ample off-street parking, an enclosed front garden and a really, really generous rear garden. It is an ideal family home, it offers good access to all of the local amenities, it is offered with no onward chain and must be viewed to appreciate the size on offer.

ACCOMMODATION

Double glazed entrance door gives access to dining room.

DINING ROOM

10'8" x 9'11" (3.25m x 3.02m)

There is a pvc double glazed window to the side, coving and picture rail, a single panel radiator, a decorative fire surround incorporating a living flame gas fire and a central ceiling rose.

INNER LOBBY

10'2" x 5'9" (3.10m x 1.75m)

The inner lobby has a central heating radiator with an understairs storage cupboard and the stairs rising to the first floor.

LOUNGE

14'2" x 10'7" (4.32m x 3.23m)

This is a nice large room with a pvc double glazed window to the front, a central heating radiator and once again a decorative fire surround with a marble style inset, hearth and a living flame gas fire plus coving to the ceiling and picture rail to the walls.

KITCHEN

7'10" x 7'1" (2.39m x 2.16m)

This is fitted with wall mounted cupboards and base units and a single bowl porcelain sink unit with rolled edge work surface. There is plumbing for a washing machine and gas cooker point, ceramic tiling to the walls, vinyl floor covering and a pvc double glazed window to the rear.

GROUND FLOOR BATHROOM

This is fitted with a white plastic bath and wall mounted wash hand basin, there is plumbing for a shower, ceramic tiling to the walls, tiled effect vinyl floor covering, a central heating radiator, an extractor fan and a pvc double glazed window to the rear.

REAR LOBBY

This has a double glazed door giving access into the rear garden. A door gives access into the old coal house where the gas central heating boiler is housed.

GROUND FLOOR WC

Fitted with a white low flush wc and wall mounted wash hand basin with full ceramic tiling to the walls, a pvc double glazed window to the rear, a central heating radiator and a tile effect vinyl floor covering.

FIRST FLOOR LANDING

Having a pvc double glazed window to the side, access to the loft space, a built-in over stores storage cupboard and doors leading off to the remaining accommodation.

BEDROOM 1

12'6" X 10'7"

A lovely large double bedroom with plenty of natural light coming in via a pvc double glazed window to the front, a central heating radiator, a picture rail to the walls and an original style fire surround.

BEDROOM 2

10'8" x 9'10" (3.25m x 3.00m)

Another large double bedroom with a pvc double glazed window to the front, a central heating radiator, a picture rail to the walls and an original style fire surround.

BEDROOM 3

10'7" x 9'0" (3.23m x 2.74m)

This has a pvc double glazed window enjoying the views over the garden and the sports field at the rear. There is a central heating radiator, built-in cupboard to the alcove, a picture rail and a central heating radiator.

EN-SUITE WC

This has a low flush wc and a pedestal wash hand basin with once again full ceramic tiling to the walls.

BEDROOM 4

10'0" x 5'10" (3.05m x 1.78m)

This is a good size single room and has a pvc double glazed window to the rear and a central heating radiator.

OUTSIDE

To the front of the property there is a walled garden which has hedge row and fencing to the boundary. There are double cast iron gates open to a block paved driveway which provides ample off street parking for several vehicles. Another set of cast iron gates lead through to the rear garden.

REAR GARDEN

The rear garden is a wonderful size and has a block paved patio area leading to an area of garden which has concrete posts and timber fencing and a brick built wall at the far end with a cricket pitch beyond. There is also a good size concrete sectional storage shed. There is also an outside tap attached to the rear elevation of the house.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

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.

