



# horton knights

of doncaster

sales  
lettings  
and service



Hesley Road, New Rossington, Doncaster, DN11 0NL  
Offers Around £145,000

Situated in a small cul de sac with an open outlook to the rear, a good sized 3 bedroom semi detached house. The property has a gas central heating system, pvc double glazing and briefly comprises: entrance hall with stairs off, lounge, dining kitchen, rear store (potential office/ garden room. First floor landing, 3 bedrooms (2 doubles) and a single bathroom and a separate wc. Outside are attractive sized gardens, the rear enjoys an more open outlook. Well placed with access to local amenities including shops, schools etc. plus access to the outer ring road and the motorways. PRICED TO SELL. NO CHAIN. EARLY VIEWING RECOMMENDED.

#### ACCOMMODATION

A pvc double glazed entrance door with a glazed side screen leads into the property's entrance hall.

#### ENTRANCE HALL

This has a central heating radiator concealed behind a radiator grill, laminate flooring, staircase to the first floor accommodation, coving, ceiling light and door in to a front facing lounge.

#### LOUNGE

12'10" max x 12'6" (3.91m max x 3.81m)

This is a good sized, square shaped room which has a broad pvc double glazed window with an outlook to the front, laminate flooring, central heating radiator, coving and an ornamental fire surround.

#### DINING KITCHEN

18'10" x 9'1" (5.74m x 2.77m)

This is fitted with a range of high and low level units finished with a work surface over. there is a four ring ceramic hob with an extractor hood above and an integrated oven. Single drainer 1½ bowl composite style sink with a mixer tap, plumbing for an automatic washing machine, room for a tall fridge freezer. There are two pvc double windows, a central heating radiator, laminate flooring, deep built-in understairs storage cupboard, two ceiling lights and door to store/utility.

#### STORE/UTILITY ROOM

8'6" x 7'10" (2.59m x 2.39m)

This has two pvc double glazed doors onto the rear garden. great potential to make a garden room or a home office.

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.

#### FIRST FLOOR LANDING

There is an access point into the loft space, a pvc double glazed window to the side, a ceiling light and a built-in cupboard.

#### BEDROOM 1 FRONT

12'6" x 10'0" max (3.81m x 3.05m max)

This is a good sized double bedroom, it has fitted wardrobes spanning the length of one wall, a pvc double glazed window, ceiling light, coving and a central heating radiator.

#### BEDROOM 2 REAR

11'4" max x 9'8" (3.45m max x 2.95m )

Again a good sized double bedroom which has a pvc double glazed window to the rear, central heating radiator and a central ceiling light.

#### BEDROOM 3

8'10" max x 8'7" max (2.69m max x 2.62m max)

An 'L' shaped single sized bedroom, it has a pvc double glazed window to the front, central heating radiator, built-in cupboard over the stair bulkhead and laminate flooring.

#### HOUSE BATHROOM

This has a white suite comprising of a panelled bath with mixer shower over and a wash basin inset to vanity unit, there is modern tiling to the walls, vinyl flooring, a pvc double glazed window and a ceiling light,

#### SEPARATE WC

This has a low flush wc, pvc double glazed window, laminate flooring and a ceiling light.

#### OUTSIDE

To the front of the property there is an enclosed garden area, this has concrete posts and timber fencing to the perimeters. A pedestrian gate gives access to the front door and continues along the side of the property giving access into the rear garden.

#### REAR GARDEN

This is all enclosed, it has concrete posts, timber fencing and walling to the perimeters. It has a decked patio and seating area, an artificial lawn, raised planters, timber shed all with a more pleasant open aspect to the rear.

#### 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 system via a combination type boiler. Age of boiler approximately 3 years.

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.

[www.hortonknights.co.uk](http://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.

