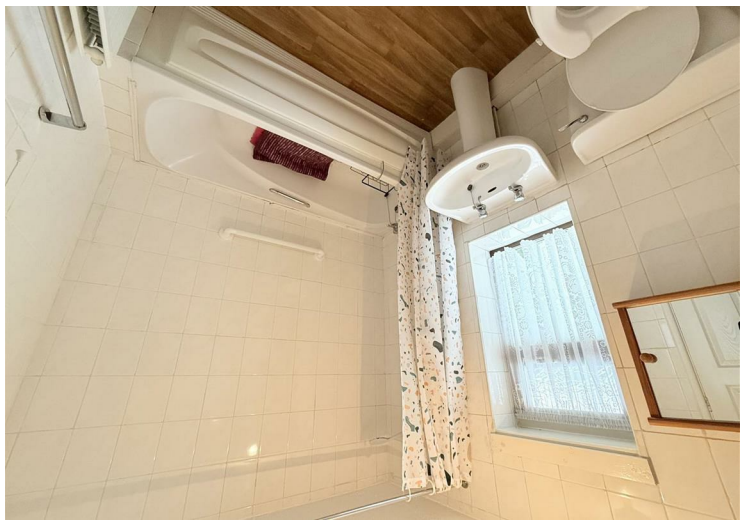
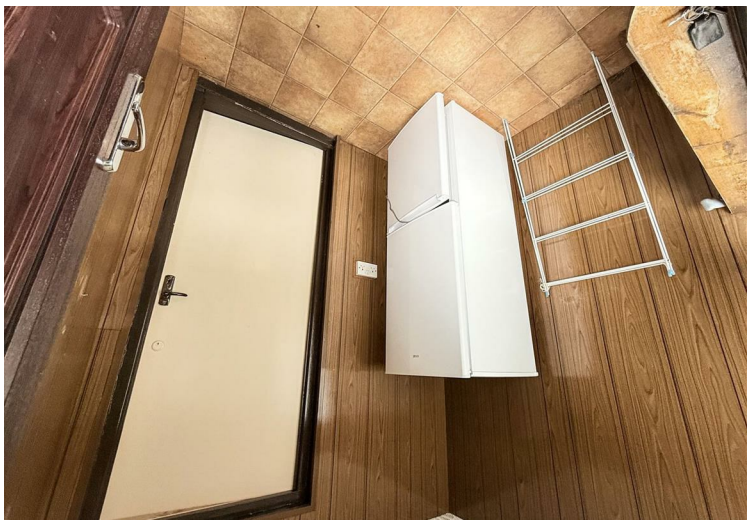
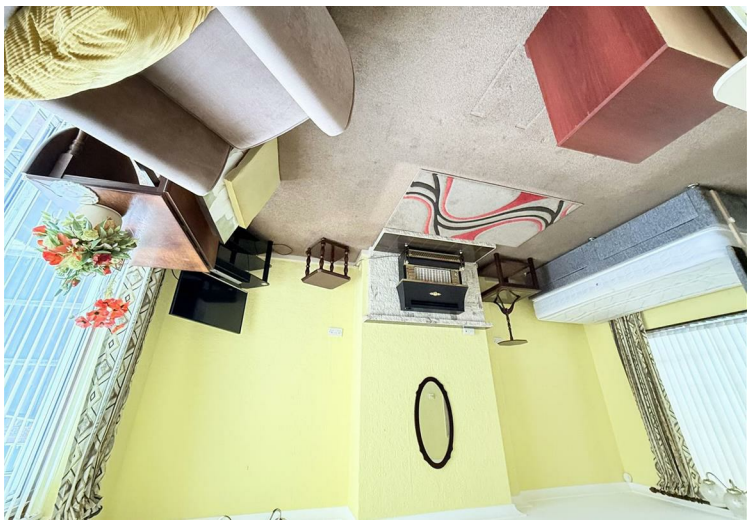






horton knights
of doncaster

sales
lettings
and service

Cheltenham Road, Intake, Doncaster, DN2 6HL

Offers Around £125,000

OFFERED WITH NO UPWARD CHAIN/ IDEAL FOR FIRST TIME BUYERS & INVESTORS / 2 BEDROOM SEMI-DETACHED PROPERTY / GCH / PVC DOUBLE GLAZING / SPACIOUS LOUNGE / 2 DOUBLE BEDROOMS / FAMILY BATHROOM / ENCLOSED GARDENS / VIEWING A MUST //

This generously proportioned semi-detached house sits on this well regarded estate near Doncaster and is offered with no onward chain. It benefits from pvc double glazing, gas fired central heating and comprises: Entrance vestibule leads into the entrance hall, with lounge, kitchen, side lobby and ground floor wc. First floor landing: 2 large double bedrooms and a bathroom. Outside the property has enclosed gardens to the front and rear with access to the side and a brick built storage shed. Situated where the property is gives it good access to a wealth of local amenities including, schools, local shops, supermarkets, bust routes and the City Centre. With vacate possession on offer, we feel that it is property that must be viewed to be appreciated.

ACCOMMODATION
A pvc double glazed entrance door gives access to;

LARGE ENTRANCE VESTIBULE
There is a pvc double glazed window to the front, and a timber glazed internal door to;

ENTRANCE HALL
This has stairs rising to the first floor accommodation with a large built-in storage cupboard to the left of the stairs, a pvc double glazed window to the front and a double panel central heating radiator. A door leads to;

LOUNGE
16'8" x 10'4" (5.08m x 3.15m)
The lounge has a twin aspect with double sliding glazed patio doors to the rear and a single glazed window overlooking the entrance vestibule to the front. There is a decorative fire surround and hearth with a gas fire inset. There is coving to the ceiling and a large central heating radiator.

KITCHEN
10'8" max x 10'0" (3.25m max x 3.05m)
The kitchen is fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink. There is a gas cooker point with an extractor fan, central heating radiator, tile effect vinyl floor covering. There is a walk-in understairs pantry, a pvc double glazed window to the rear elevation and a door leading to;

LOBBY
12'3" x 5'2" (3.73m x 1.57m)
This has a pvc double glazed window and a double glazed door to the side with a tile effect vinyl floor covering.

GROUND FLOOR WC
This is fitted with a low flush wc with a tile effect vinyl floor covering, timber effect panelling to the walls and a double glazed window to the side.

FIRST FLOOR LANDING
This has a large loft access, a pvc double glazed window to the side and a useful built-in storage cupboard for linen along with doors leading off to the remaining accommodation.

BEDROOM 1
14'1" x 10'2" (4.29m x 3.10m)
This is a large double bedroom with 2 pvc double glazed windows to the front, a central heating radiator and an over stairs storage cupboard.

BEDROOM 2
10'7" x 10'6" (3.23m x 3.20m)
This is another good size double room with a pvc double glazed window overlooking the rear garden and a central heating radiator.

HOUSE BATHROOM
This is fitted with a 3 piece white suite comprising of a low flush wc, a pedestal wash-hand basin, a panelled bath with a wall mounted electric shower above. There is ceramic tiling to the walls, with a double panelled radiator, timber effect vinyl floor covering and a pvc double glazed window to the rear elevation.

OUTSIDE
To the front of the property there is a low maintenance enclosed garden with a brick-built dwarf wall and hedging to the front boundary. The garden itself has crazy paving and a concrete access pathway leading to the front entrance door and to the side gate which leads on into the side entrance of the house and into the rear garden. Access from the side of the property there is also a brick-built storage shed.

REAR GARDEN
This has a large paved patio area leading to a shaped lawn, again, with a paved access pathway and concrete posts and timber fencing to the outer boundary. There is a concrete hard-standing with an old garage on top and a gate which gives access to the rear of the property.

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 TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

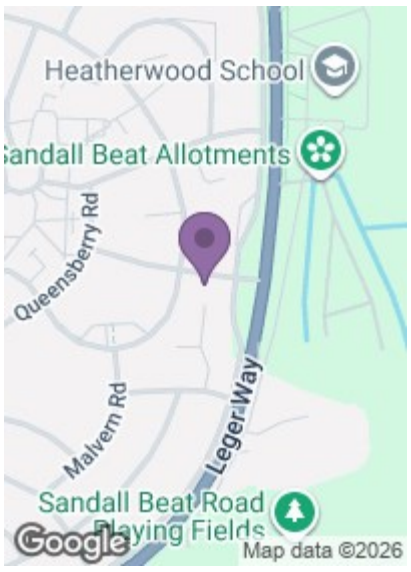
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

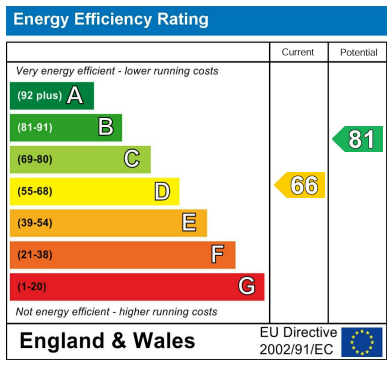
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

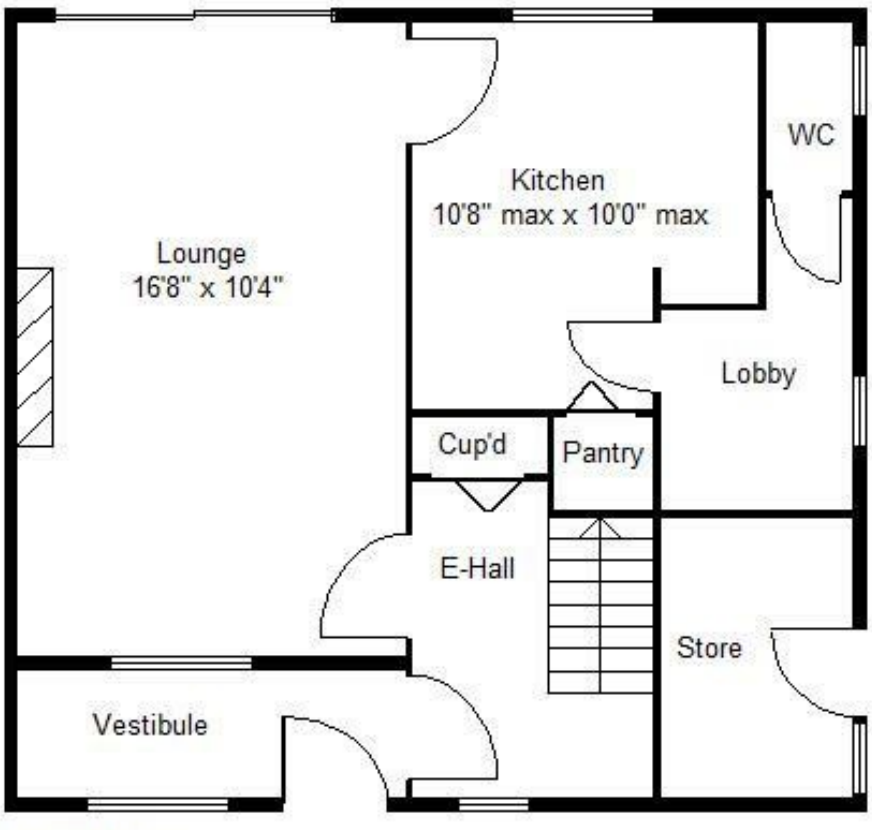
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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.

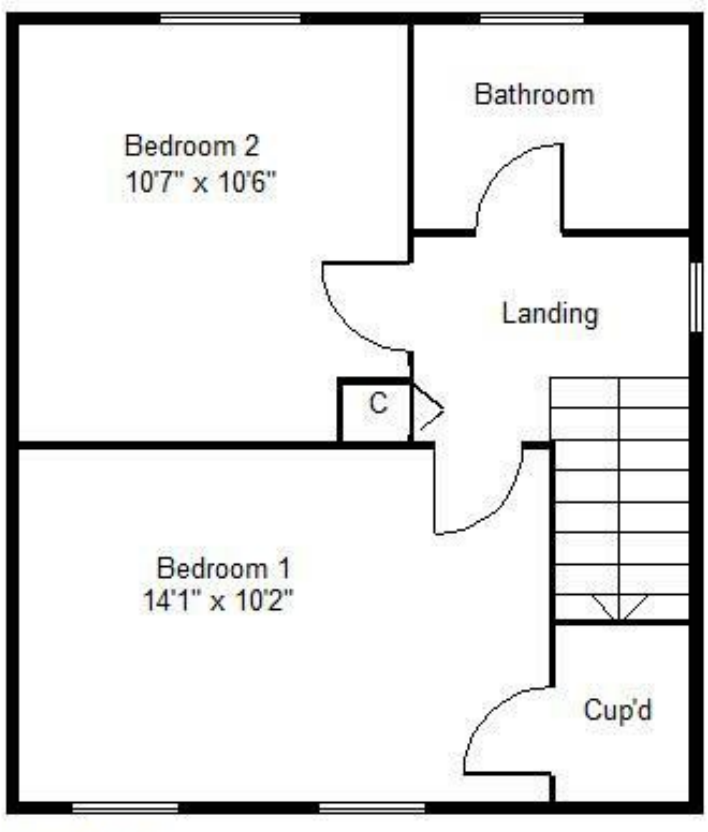
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.







Ground Floor



First Floor