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horton knights of doncaster

29 Wellington Road, Edlington, Doncaster, DN12 1AH

3 MID TOWN HOUSE / VERY GOOD CONDITION THROUGHOUT / MODERN FITTED KITCHEN / MODERN FIRST FLOOR BATHROOM / GAS CENTRAL HEATING VIA COMBI BOILER / PVC DOUBLE GLAZING / AVAILABLE IMMEDIATELY //

A well proportioned and spacious mid town house, benefiting from pvc double glazing and gas central heating. It is close to Edlington centre and therefore well placed for access to local amenities. Accommodation as follows, Lounge, dining area, fitted kitchen, first floor landing, three bedrooms and a bathroom with a white suite. Whilst outside there are front and rear courtyards. As mentioned, the amenities close by include shops, school, supermarkets and the A1 if required for commuting. The property is available immediately, and must be viewed to be appreciated.

£800 PCM

39 Printing Office Street, Doncaster, DN1 1TP
Tel: 01302 760322 Fax: 01302 760344

ACCOMMODATION
Pvc double glazed entrance door gives access to the dining area.

LOUNGE
This has double glazed windows to the front, central heating radiator, wood style laminate flooring.

DINING ROOM
A good sized second reception room having a pvc double glazed window to the rear, central heating radiator, stairs rising to the first floor with a built in under stairs storage cupboard and door leading to the kitchen.

FITTED KITCHEN
Fitted with a range of gloss white wall and base cupboards with a marble effect roll edge work surface incorporating a single bowl stainless steel sink. There is ceramic tilling to he walls, and further ceramic tiling to the floors. Built in appliances include, fan assisted electric oven, matching four ring gas hob, extractor hood above, wall mounted heated towel rail, pvc double glazed window to the rear, and pvc double glazed door giving access into the courtyard. Plumbing for washing machine with appliance recess.

FIRST FLOOR LANDING
Access to the loft space with doors leading to the bedrooms and bathroom.

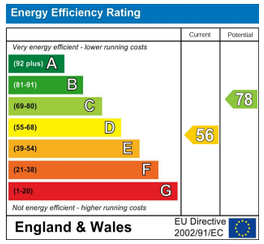
BEDROOM 1
A pvc double glazed window to the front, a central heating radiator and a central ceiling light.

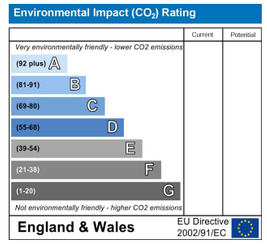
BEDROOM 2
This has a double glazed window to the front, a central heating radiator and a ceiling light.

BEDROOM 3
There is a double glazed window to the rear, a central heating radiator, built in airing cupboard which houses a combination type boiler, and an alcove with hanging rail.

HOUSE BATHROOM
Fitted with a three piece suite comprising of a low flush w/c, pedestal wash hand basin and panelled bath with a wall mounted electric shower above. There is ceramic tiling to the walls and further ceramic tiling to the floor, a pvc double glazed window to the rear and a wall mounted heated towel rail.

OUTSIDE
To the front of the property, there is an enclosed yard, which has concrete potential driveway, and a slate chipped area with timber fencing and wall to the boundary.





REAR GARDEN
There is an enclosed courtyard which is paved with concrete post and timber fencing to the boundary.

AGENTS NOTES
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AVAILABLE NOW , subject to satisfactory referencing.

Council Tax: Band A.

Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has PVC double glazing fitted.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

Opening Hours: Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00; Sunday www.hortonknights.co.uk