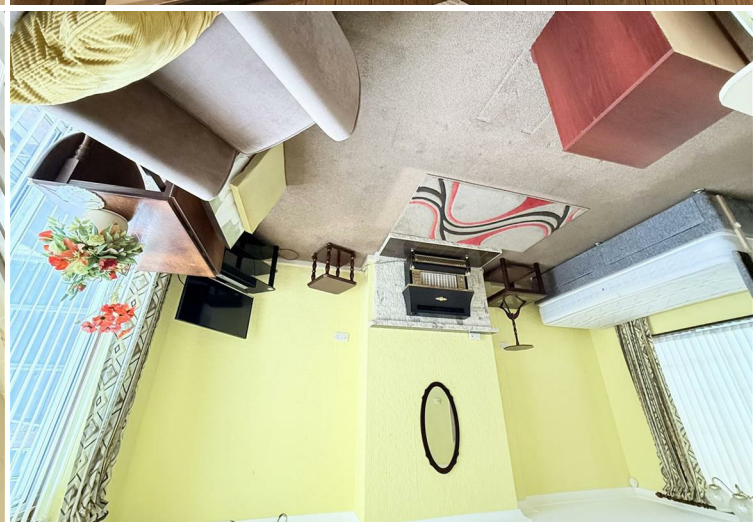
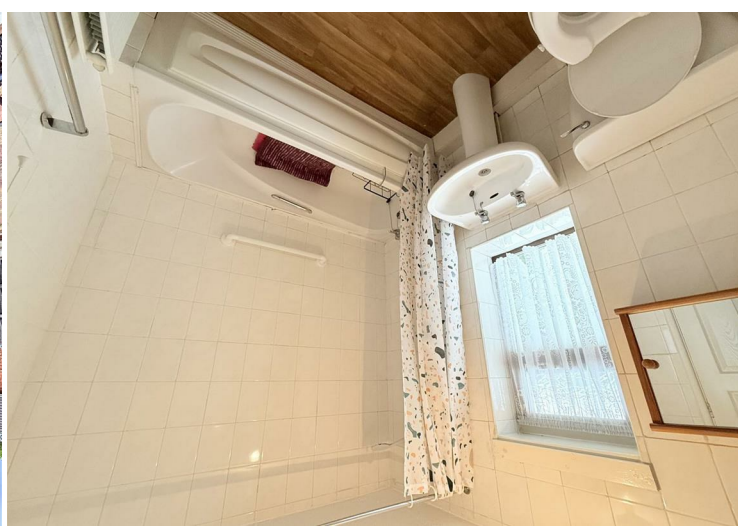




horton knights of doncaster

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and service



Cheltenham Road, Intake, Doncaster, DN2 6HL
Offers Around £145,000

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

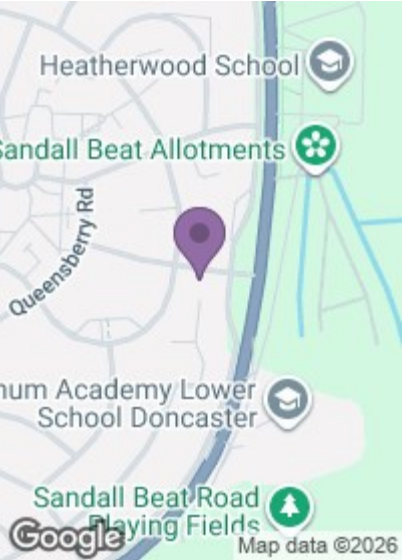
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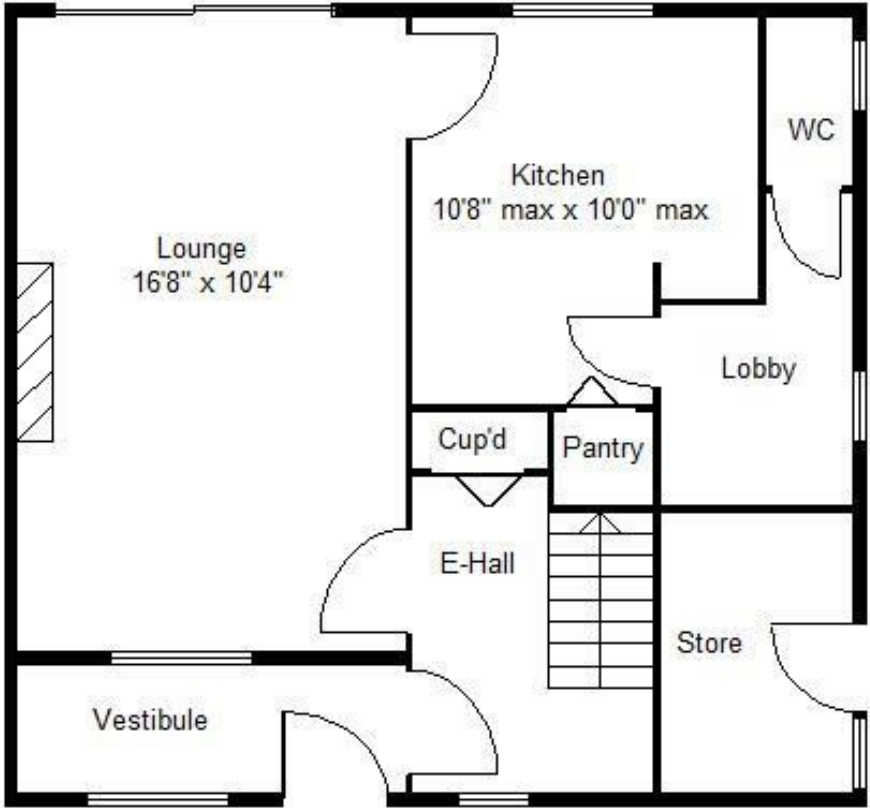
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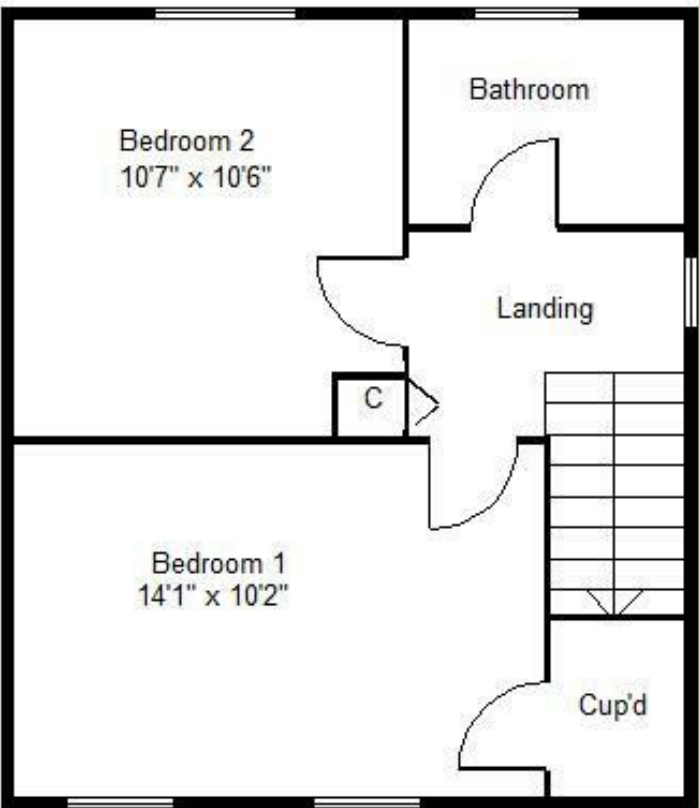
INDEPENDENT MORTGAGE ADVICE - With so



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	66	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Ground Floor



First Floor