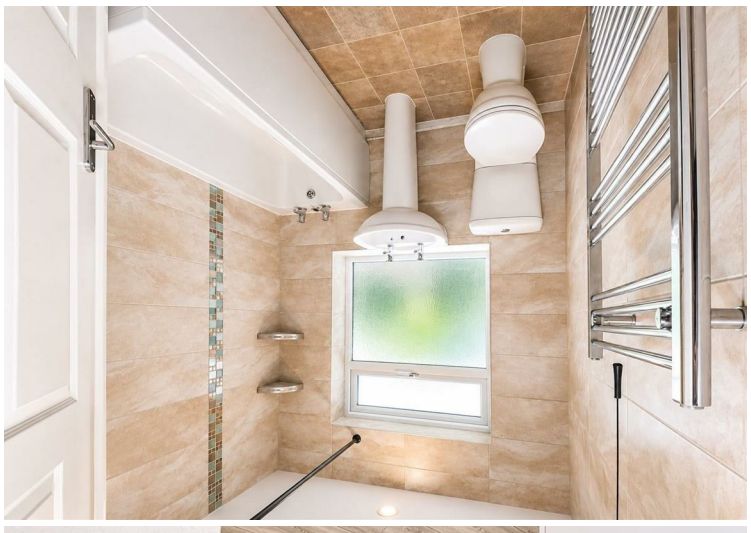
















horton knights of doncaster

sales
lettings
and service



1 St. Cecilias Road, Belle Vue, Doncaster, DN4 5EW

Offers Over £175,000 - £200,000

*****OFFERS OVER £175,000*****

3 BEDROOM DETACHED HOUSE / LOVELY PRIVATE CORNER PLOT / ATTACHED BRICK GARAGE / CENTRAL HEATING SYSTEM / PVC DOUBLE GLAZING / EXTENDED FITTED KITCHEN / 3 GOOD SIZED BEDROOMS / BATHROOM / WALKING DISTANCE OF THE CITY CENTRE / NO UPWARD CHAIN / EARLY VIEWING RECOMMENDED //

Situated in this popular residential area, a 3 bedroom detached house on a lovely corner plot, gas radiator central heating system via combination type boiler, PVC double glazing and briefly comprises: Entrance Hall with a feature 'oak & glass' staircase, two separate reception rooms, extended kitchen with high gloss cabinet doors and integrated cooking appliances. First floor landing, with a matching oak glass bannister, 3 bedrooms, two doubles and one single bedroom, bathroom with a white suite and a shower. Outside, there are corner gardens, an attached brick garage. All located with easy walking distance of the City Centre and Lakeside retail and leisure. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION
A PVC double glazed entrance door with matching decorative side screens leads into the property's entrance hall.

ENTRANCE HALL
This has been upgraded over the years and now has a feature oak bannister rail with glass inserts creating a nice contemporary look. There is a central heating radiator, central ceiling light, a tall built-in under stairs storage cupboard with a cold shelf and utility shelving.

LOUNGE
13'0" max into bay x 10'10" max (3.96m max into bay x 3.30m max)
This is a good-sized front facing reception room. It has a PVC double glazed bay window to the front, a feature electric fireplace, central heating radiator and a ceiling light. Please note that the furniture shown in the images had been AI generated.

DINING ROOM
13'1" into bay x 11'6" (3.99m into bay x 3.51m)
A good sized second reception room. It has a PVC double glazed bay window to the side, two central heating radiators and a central ceiling light. Please note that the furniture shown in the images had been AI generated.

EXTENDED KITCHEN
15'4" x 6'8" (4.67m x 2.03m)
A much larger kitchen courtesy of a rear extension, it is fitted with a range of modern high low-level handless style cabinets with a co-ordinating work surface over. There is a single drainer, 1½ bowl stainless steel sink unit, a five-ring gas hob with glass splashback and an extractor hood, above there is integrated double oven and grill. Space for a tall fridge freezer and a washing machine with appropriate plumbing laid on. There is a PVC double glazed window, a PVC double glazed exterior door, a contemporary style towel rail/radiator, concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems.

FIRST FLOOR LANDING
This has a PVC double glazed window to the side elevation, central ceiling light, oak bannister rail with the glass inset, central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1
10'10" x 10'10" (3.30m x 3.30m)
A large double bedroom, with a PVC double glazed window to the front, a central heating radiator and two ceiling light points. Please note that the furniture shown in the images had been AI generated.

BEDROOM 2
11'6" x 10'10" (3.51m x 3.30m)
A comfortable second double bedroom, this has a PVC double glazed window to the side, a central heating radiator, and a range of built-in wardrobes spanning the length of one wall concealing hanging rail and storage. Please note that the furniture shown in the images had been AI generated.

BEDROOM 3
6'8" x 6'3" (2.03m x 1.91m)
A single bedroom with a PVC double glazed window to the front, a central heating radiator, a storage rail, an access point into the loft space and a central ceiling light.

HOUSE BATHROOM
This is fitted with a three-piece white suite that comprises of panelled bath with a thermostatic mixer shower over including shower rail. There is a pedestal wash hand basin, a low flush WC and a PVC double glazed window. There is a contemporary style towel rail/radiator, modern tiling to the walls including decorative feature tiling. There is a tall built-in cupboard which provides additional linen storage etc.

OUTSIDE
The property stands on a corner plot with gardens to three sides. Double gates lead to a side drive, into an attached brick garage.

ATTACHED BRICK GARAGE
16'0" x 8'6" (4.88m x 2.59m)
This has a metal up and over door power and light laid on.

REAR GARDEN
Enclosed and quite private, offering scope for a pleasant seating area.

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 via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band B.

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

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.

