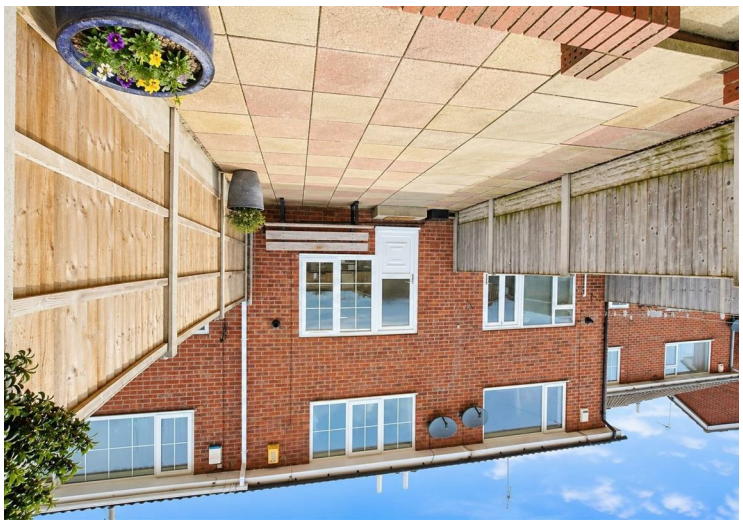
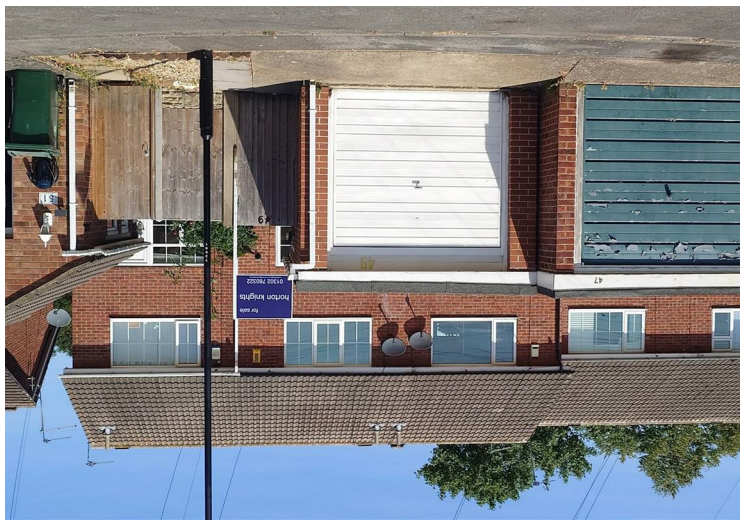
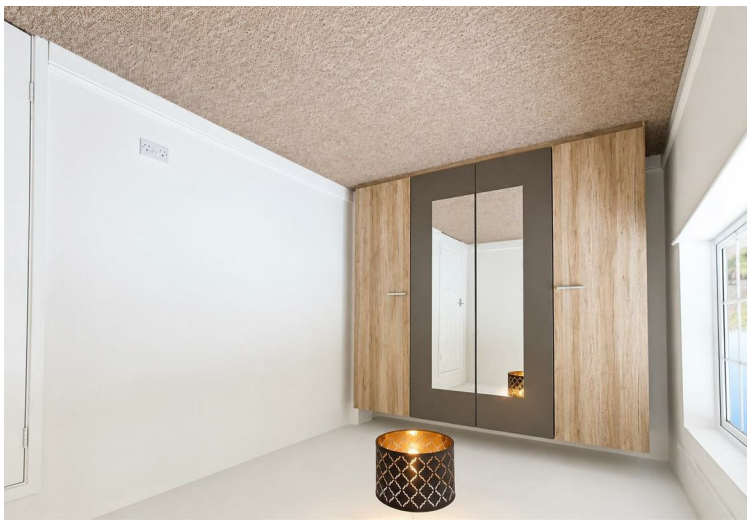










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Staunton Road, Cantley, Doncaster, DN4 6UF
Guide Price £140,000

**** GUIDE PRICE £140,000 - £150,000 ****

REFRESHED & REDECORATED / READY TO MOVE INTO / IMMACULATE 2 DOUBLE BEDROOM TOWN HOUSE WITH BRICK GARAGE / SOUTH FACING REAR GARDEN / MODERN COMBI BOILER / LOVELY FITTED KITCHEN WITH INTEGRATED APPLIANCES / EARLY VIEWING ESSENTIAL / CHAIN FREE //

This 'turn key' property needs to be viewed. Refreshed and redecorated it offers smart fashionable living in this well regarded residential area. Offered with no chain, and therefore early viewing is recommended. It has a gas central heating via a modern combination boiler, pvc double glazing and briefly comprises: Entrance into a good sized front facing lounge, modern fitted kitchen with integrated cooking appliances, deep understairs cupboard, first floor landing, 2 large bedrooms, bedroom 1 includes the wardrobes, and a modern white bathroom. Outside are front and rear gardens and a brick built garage. popular residential area with good access to local amenities.

ACCOMMODATION
A pvc double glazed entrance door leads into the property's lounge.

LOUNGE
14'4" x 11'9" (4.37m x 3.58m)
This is a good sized open plan living space, it has a staircase to the first floor accommodation, a contemporary style electric fire, double panel central heating radiator, pvc double glazed window, coving to the ceiling, central ceiling light and newly laid laminate floor which leads into a modern fitted dining/kitchen.

DINING/ KITCHEN
11'9" max x 11'0" max (3.58m max x 3.35m max)
This is fitted with a range of modern high and low level units finished in a 'Sage' coloured cabinet door with a contrasting roll edge work surface and a tiled splashback. Integrated appliances include a four ring gas hob with matching stainless steel splashback, extractor hood and integrated oven. It has a single drainer stainless steel sink unit, plumbing for automatic washing machine, a wall mounted combination type gas fired boiler which supplies the domestic hot water and central heating systems, a central ceiling light, pvc double glazed exterior door and pvc double glazed windows which give an outlook into the rear garden. There is a central heating radiator, newly laid vinyl floor covering, coving to the ceiling and a deep built-in understairs storage cupboard with shelving.

FIRST FLOOR LANDING
There is a central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1
11'9" x 8'1" (3.58m x 2.46m)
A lovely double bedroom it has a broad pvc double glazed window with an outlook to the rear, a central ceiling light, central heating radiator, new carpet and a range of wardrobes.

BEDROOM 2
11'9" max x 10'6" max (3.58m max x 3.20m max)
A second double bedroom, it has a pvc double glazed window to the front, central heating radiator, new carpet, ceiling light and coving to the ceiling.

HOUSE BATHROOM
This is fitted with a modern white suite that comprises of a panel bath with mixer shower over, a pedestal wash hand basin and a low flush wc. There is modern tiling to the splahsbacks and bathing areas, central heating radiator/towel rail, newly laid vinyl flooring, ceiling light, built-in storage cupboard with shelving, wall mirror and ceiling light.

OUTSIDE
To the front of the property there is an enclosed garden area with low level fencing to the perimeters, a pedestrian gate gives access on to a pathway which opens out on to a large lawned area to the front.

REAR GARDEN
A pretty South facing courtyard styled garden, all enclosed, it has concrete posts and timber fencing to the perimeters it has been hard landscaped to provide an attractive sitting area during the summer months, There is a separate vehicle access to the rear which in turn leads to a brick garage with up and over door, power and light, pvc personnel door and window.

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 2020. 10 year guarantee.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 2000 mbps and upload speeds of up to 2000mbps.

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

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

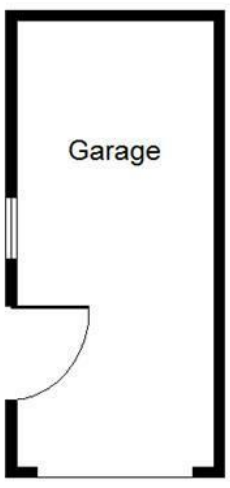
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

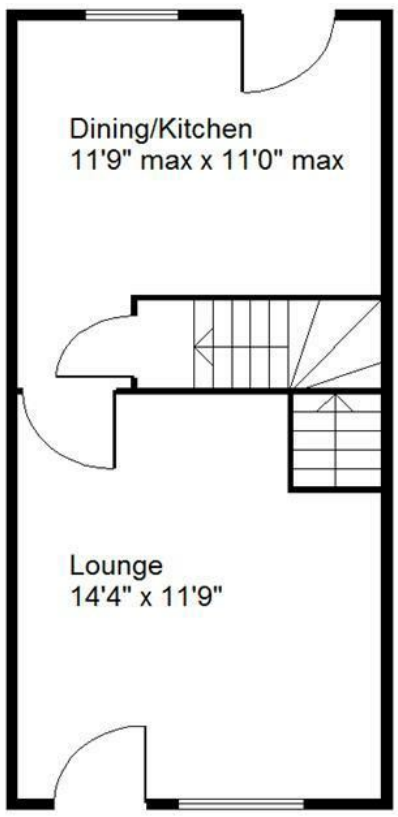
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

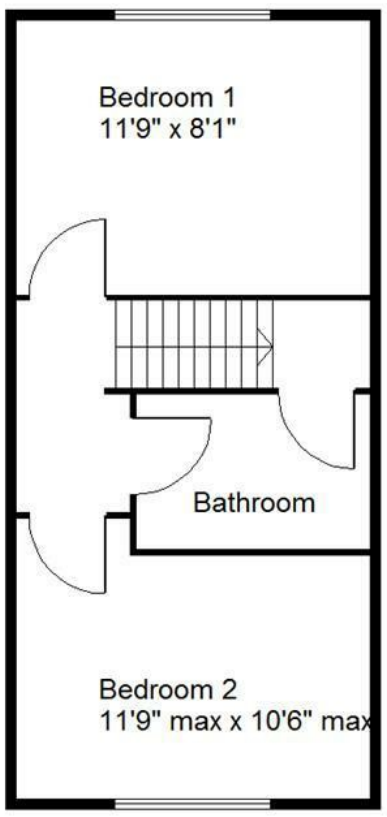
INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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

