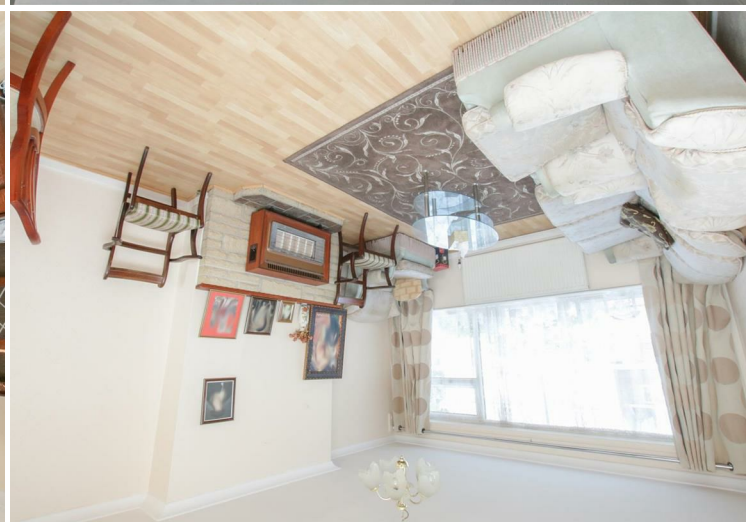
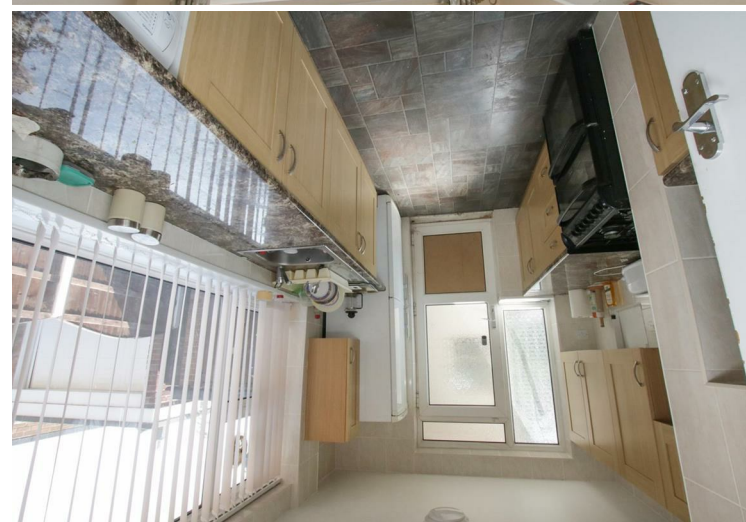
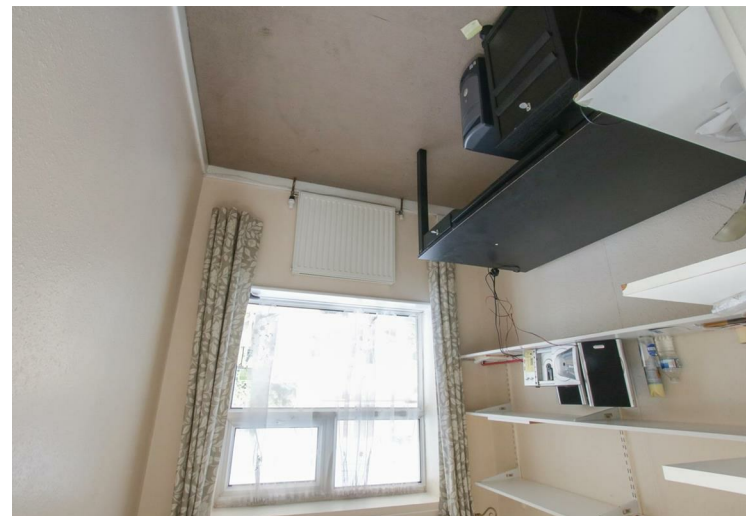
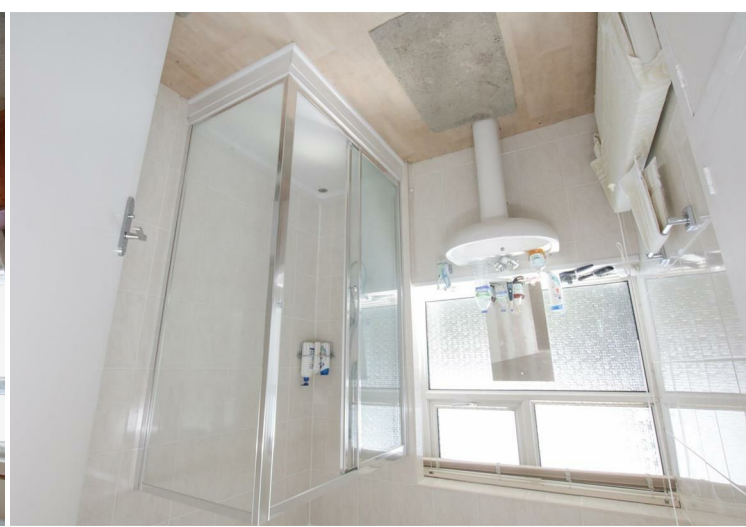
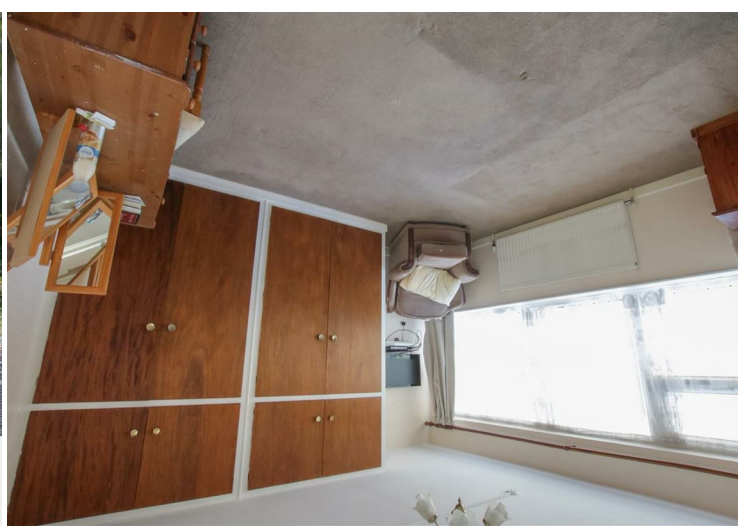
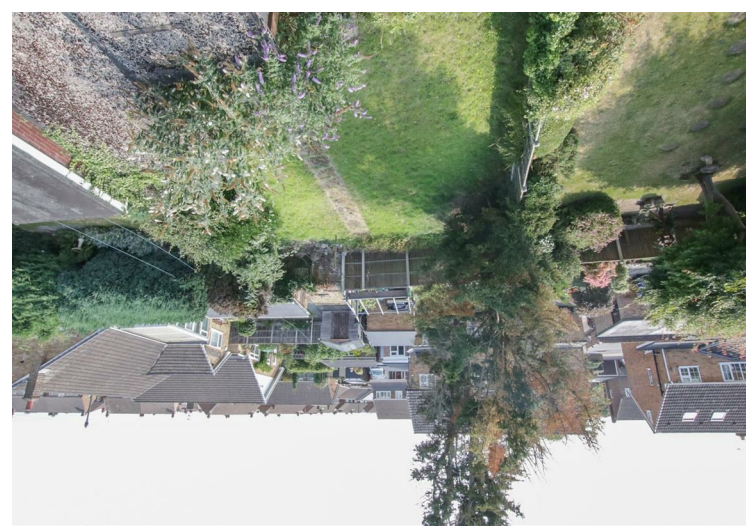




horton knights of doncaster

sales
lettings
and service



Sandall Park Drive, Wheatley Hills, Doncaster, DN2 5RA
Offers Over £190,000

SUBSTANTIAL 4 BEDROOM SEMI DETACHED HOUSE / POPULAR RESIDENTIAL ROADWAY / LARGE DORMER BEDROOM WITH SHOWER ROOM OFF / GAS RADIATOR CENTRAL HEATING / PVC DOUBLE GLAZING / VIEWING ESSENTIAL //

Located in this popular residential suburb, a substantial family home benefiting from a dormer bedroom on the upper floor. It will need a bit of updating here and there, including redecorating but it offers a huge amount of scope and potential. t has gas radiator central heating system, PVC double glazing and briefly comprises: Entrance porch, entrance hall with stairs to the first floor, open plan lounge and dining room, kitchen, first floor landing, 3 good sized bedrooms, shower room and on the upper floor, there is a large double bedroom and a separate shower room. Outside are front and rear gardens, a brick garage, store and an outside W/C. Well placed within Wheatley Hills which offers access to a wide variety of amenities including local shops, Sandall Park recreational space and schools etc. NO UPWARD CHAIN, VIEWING IS ESSENTIAL.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance porch.

ENTRANCE PORCH

This is half glazed with a further PVC double glazed exterior type door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a deep built in cupboard, a further tall cloaks cupboard, a PVC double glazed window, laminate flooring and a door to the open plan lounge and dining room.

OPEN PLAN LOUNGE/ DINING ROOM

26'2" max x 12'0" (7.98m max x 3.66m)
A good sized through room, it has a PVC double glazed window to the front and further PVC double glazed windows to the rear, including a french door onto the rear garden. There are two central heating radiators, laminate flooring and coving.

KITCHEN

11'10" x 7'7" max (3.61m x 2.31m max)
Fitted with a range of base and wall units with a work surface over, there is a single drainer stainless steel sink unit with a mixer tap, a recess suitable for a gas cooker, an extractor hood and plumbing for an automatic washing machine. There is a PVC double glazed window to the side, a PVC double glazed exterior door and three ceiling lights.

FIRST FLOOR LANDING

With a PVC double glazed window to the side, a central heating radiator, doors to the bedrooms and bathroom plus a second staircase leading up to the dorma bedroom.

BEDROOM 1

12'9" x 12'0" (3.89m x 3.66m)
A large double bedroom, it has a broad PVC double glazed window to the front, a central heating radiator, fitted wardrobes and a central ceiling light.

BEDROOM 2

12'6" x 12'0" (3.81m x 3.66m)
Another good sized double room, there is a PVC double glazed window to the rear, a central heating radiator, a ceiling light and a built in storage cupboard.

BEDROOM 3

7'6" x 7'0" (2.29m x 2.13m)
This has a PVC double glazed window to the front, a central heating radiator, shelving and a ceiling light.

SHOWER ROOM

Fitted with a white suite that comprises of a corner shower enclosure, a wash hand basin and a low flush W/C. There is vinyl flooring, a PVC double glazed window, tiling to the four walls, a central heating radiator and a built in cupboard which provides storage.

SECOND FLOOR LANDING

This has a ceiling light and a door into a small lobby which has a further further door into the dorma bedroom.

DORMER BEDROOM

16'10" max x 15'6" max (5.13m max x 4.72m max)
A large double room, it has a PVC double glazed dormer window to the rear, a central heating radiator, built in cupboards set to the recesses and a ceiling light.

SEPARATE SHOWER ROOM

Fitted with a corner shower enclosure, a wash hand basin and a low flush W/C. This has tiling to the walls, a PVC double glazed window and a built in cupboard.

OUTSIDE

To the front of the property there is a lawned garden with flowering shrubs set to one corner and a dropped curb providing access to a side driveway, which in turn leads to an attached brick garage.

GARAGE

16'0" x 8'2" (4.88m x 2.49m)
With double opening timber doors, power and light laid on.

REAR GARDEN

An enclosed rear garden with fencing to the perimeters, it is mainly lawned and has several maturing trees, a pathway and door to an exterior store and an adjoining W/C.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age various.

HEATING - Gas radiator central heating. Age of boiler unknown.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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.

