

horton knights

of doncaster

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Thorne Road, Wheatley, Doncaster, DN2 5AW
Guide Price Guide Price £155,000 - £165,000

3 BEDROOM SEMI DETACHED HOUSE / LARGE GARDENS / GATED OFF ROAD PARKING / GCH VIA A COMBI BOILER / PVC DG / HUGE POTENTIAL / NO CHAIN / VIEWING ESSENTIAL //

Located on this very popular roadway, a good sized 3 bedroom semi detached house with equally good sized gardens. It has a gas central heating system via a combination type boiler, pvc double glazing to most windows (except the attached stores). in brief it comprises: Entrance porch, hallway, lounge and separate dining room, kitchen with large pantry, rear lobby 2 stores and a ground floor wc. On the first floor there are 3 bedrooms, all of which are a good size, and a shower room. Outside are front and good sized rear gardens, a gated off road driveway which leads along the side into the rear garden. Very popular roadway with access to local amenities, shops and schools plus access to the motorway network via the M18.

ACCOMMODATION

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

ENTRANCE PORCH

This has a pvc double glazed window and a glazed inner door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, double panelled central heating radiator, pvc double glazed window and doors leading to the dining room and lounge.

LOUNGE

14'4" x 13'0" max (4.37m x 3.96m max)

An attractive rear facing reception room, it has a broad pvc double glazed window with an outlook to the rear, a feature fireplace with living flame gas fire inset, coving, central ceiling light and central heating radiator.

DINING/ LIVING ROOM

13'0" max x 10'9" max (3.96m max x 3.28m max)

A good sized room with pvc double glazed window to the front which gives an outlook over Thorne Road. It has a central heating radiator, coving and central ceiling light.

KITCHEN

14'4" max x 11'6" max (4.37m max x 3.51m max)

This has a range of base cabinets with a single drainer stainless steel sink unit, plumbing for an automatic washing machine and room for a free standing cooker. There is an understairs storage cupboard with shelving a further deep pantry style cupboard which has power laid on suitable for

fridge/freezers etc., it has utility shelving and metal framed window to the front. From the kitchen a door gives access into a rear lobby.

REAR LOBBY

This has vinyl flooring a second door leading to a ground floor wc. and a further door into a deep storage cupboard which has a metal framed window, ceiling light with a further door giving access to a garden style store which has light and power laid on.

WC

Fitted with a low flush wc, metal framed window and a continuation of the vinyl flooring.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'2" max x 11'6" max (4.01m max x 3.51m max)

A good sized double bedroom it has a pvc double glazed window overlooking the rear garden, a central heating radiator, a central ceiling light, built in wardrobe with hanging rail and shelving.

BEDROOM 2

11'9" max x 11'7" max (3.58m max x 3.53m max)

A good sized second double, it has a pvc double glazed window to the front, central heating radiator, tiled fireplace and a ceiling light.

BEDROOM 3

8'9" max x 8'7" max (2.67m max x 2.62m max)

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

BATHROOM

This is fitted with a walk in style wet room with independent electric shower, shower rail and curtain, a pedestal wash hand basin and a low flush wc. There is a pvc double glazed window, extractor fan, tiling to the four walls and a central heating radiator. It has a deep built-in cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

OUTSIDE

The property stands on a particularly good size plot, to the front there is a drop kerb giving access courtesy of two metal gates into a driveway with a matching pedestrian side gate. There is fencing and hedging to the perimeters, a lawned front garden. The driveway continues along the side into the rear.

REAR GARDEN

This is a good size, it has concrete posts and timber fencing to the perimeters, a large lawn and shaped flower beds with decorative stones inset. external water.

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 B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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

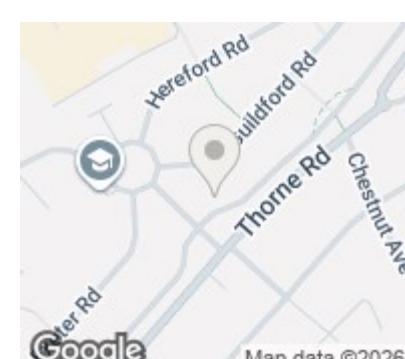
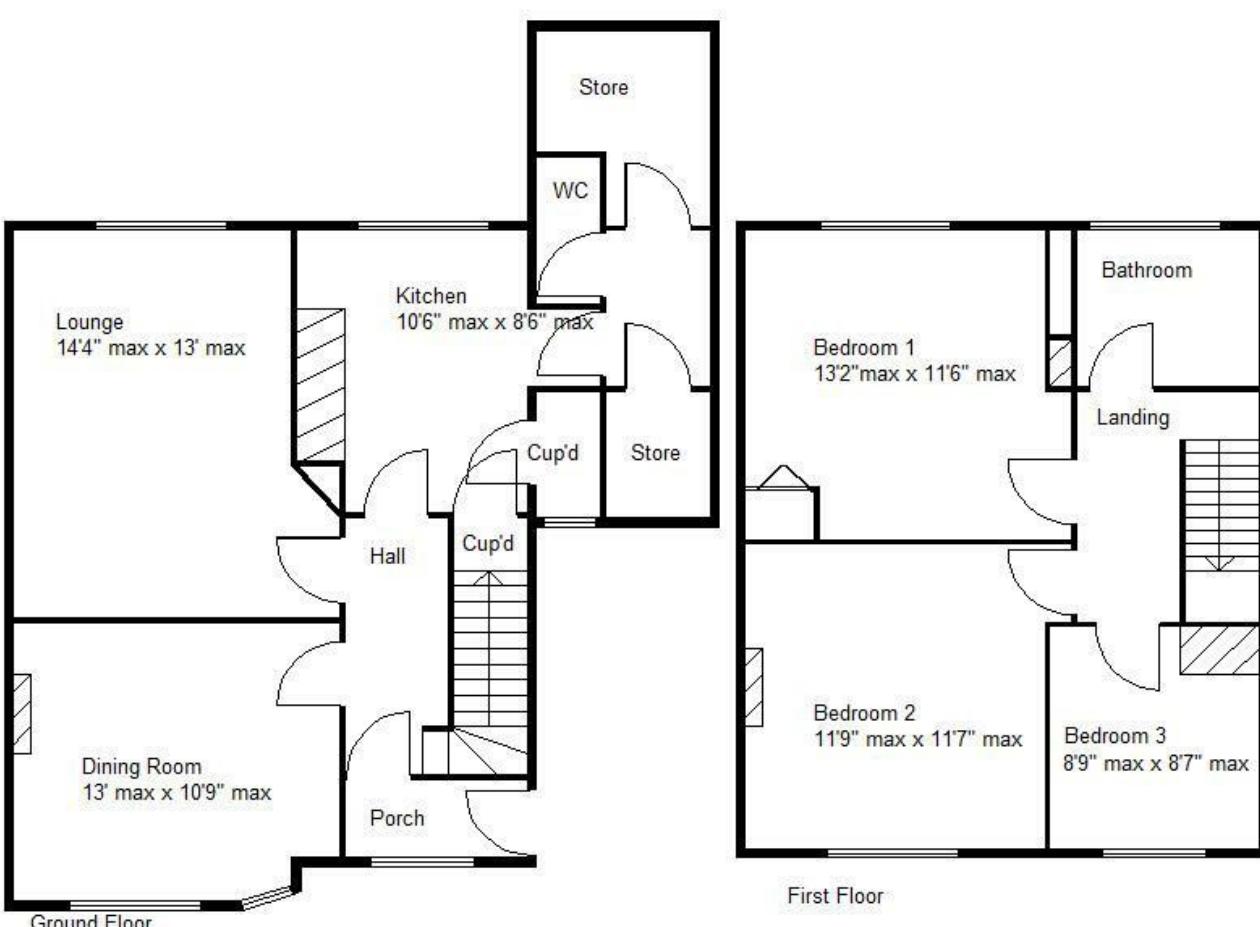
them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.



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