



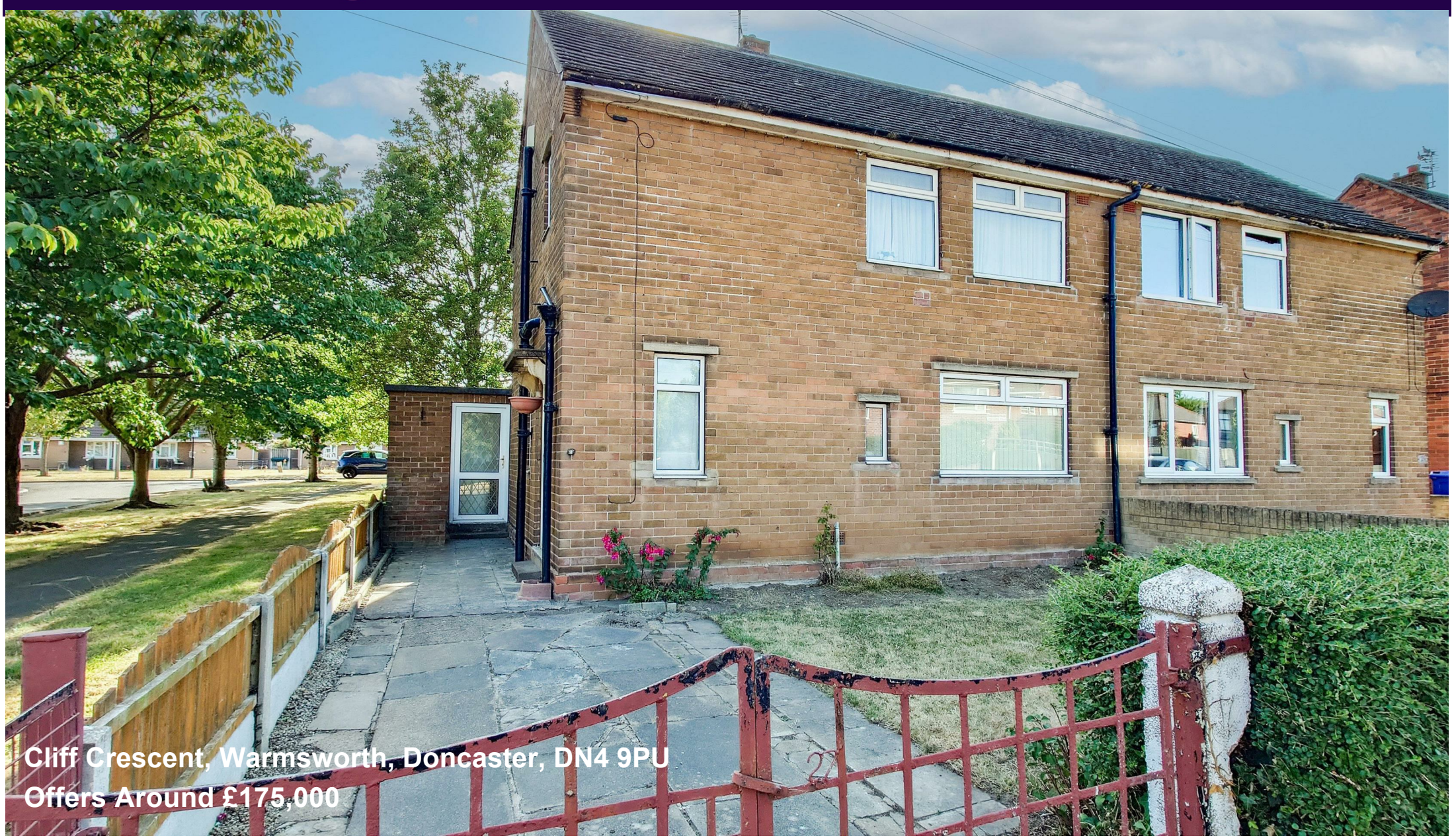






horton knights of doncaster

sales
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and service



Cliff Crescent, Warmsworth, Doncaster, DN4 9PU

Offers Around £175,000

EARLY VIEWING RECOMMENDED / LOCATED ON THIS POPULAR ROADWAY / A GOOD SIZED 3 BEDROOM SEMI / ATTRACTIVE GARDENS / SPACIOUS LOUNGE / 3 GOOD SIZED BEDROOMS / NO UPWARD CHAIN / PRICED TO SELL //

Enjoying a lovely corner position, a good sized 3 bedroom semi detached house. The property has PVC double glazing, central heating system (new boiler required) and briefly comprises: Entrance Hall with stairs to the first floor, spacious dual aspect lounge, dining kitchen, rear utility/ boot room and a store off. First floor landing 3 bedrooms, 2 doubles and a single, plus a bathroom with a shower. Outside there is off road parking, plus a lovely enclosed rear garden with a Westerly aspect. The property affords good access to local amenities including popular schools, local shops and easy access to the A1 and motorway networks. NO CHAIN.

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

ENTRANCE HALL
This is a good size. It has a double panel central heating radiator, a PVC double glazed window, ceiling light, a staircase to the first-floor accommodation and a built-in understairs storage cupboard. To the far end of the hall a door leads into the lounge.

LOUNGE
17'10" x 9'10" (5.44m x 3.00m)
An attractive dual aspect room. It has a PVC double glazed window to the front and an aluminium double glazed sliding patio door into the rear garden. There is a central heating radiator, coving and a central ceiling light.

DINING KITCHEN
11'6" x 11'6" (3.51m x 3.51m)
Fitted witha range of base and wall units. There is a single drainless stainless steel sink unit with a mixer tap, a four-ring gas hob, integrated oven, plumbing for an automatic washing machine, double panel central heating radiator, coving and a ceiling light. There are two PVC double glazed windows to the rear and side elevations and a door leading into a utility/ boot room.

UTILITY/BOOT ROOM
A useful space with a PVC double glazed exterior door, a PVC double glazed window There is a floor standing gas fired boiler (not working) room for utilities including a tumble dryer, freezers etc. and a tall built-in store which has a light and shelving laid on.

FIRST FLOOR LANDING
It has a PVC double glazed window to the front elevation, an access point into the loft space, ceiling light, smoke alarm and doors to the bedrooms and bathroom.

BEDROOM 1
11'6" max x 11'6" max (3.51m max x 3.51m max)
A good size double bedroom. It has a PVC double glazed window with an outlook into the rear garden. There is a central heating radiator, a built-in airing cupboard housing a hot water cylinder with linen storage above and a central ceiling light.

BEDROOM 2
10'2" max x 10'0" max (3.10m max x 3.05m max)
A good sized second double bedroom. It has a PVC double glazed window to the rear, central heating radiator, central ceiling light and a built-in cupboard providing storage.

BEDROOM 3
10'0" x 7'0" (3.05m x 2.13m)
A comfortable sized third bedroom as evidenced by the room measurements. There is a PVC double glazed window to the front, central heating radiator and a central ceiling light.

HOUSE BATHROOM
This is fitted with a suite that comprises of a panelled bath with an electric shower over, pedestal wash hand basin and a low flush WC. There is tiling to the four walls, a PVC double glazed window, ceiling light and vinyl flooring.

OUTSIDE
The property stands on a corner plot, double gates give access onto a driveway which provides car standing, there is a lawn with walling and fencing to the side.

REAR GARDEN
To the rear there is a pretty triangular shaped rear garden which enjoys the afternoon and evening sun. There is a paved patio which extends across the rear elevation, shaped flower beds and boarders stocked with a variety of shrubs and plants. There is fencing to the perimeter and feels quite private.

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. (The boiler is no longer working and will need to be replaced). THe property has cavity wall insulation added.

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.

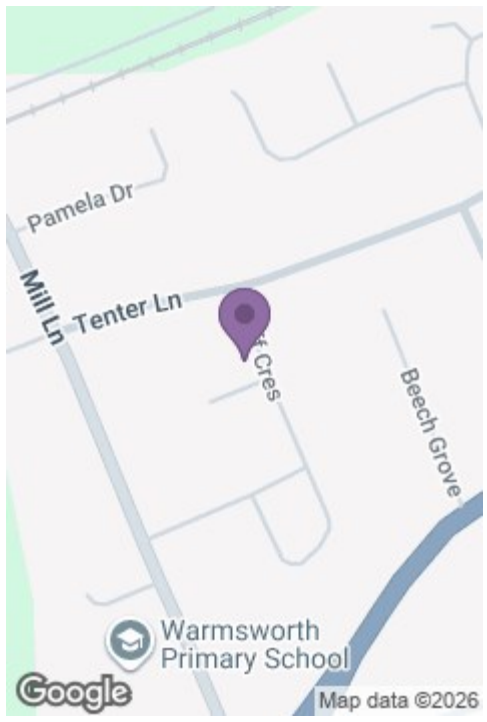
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

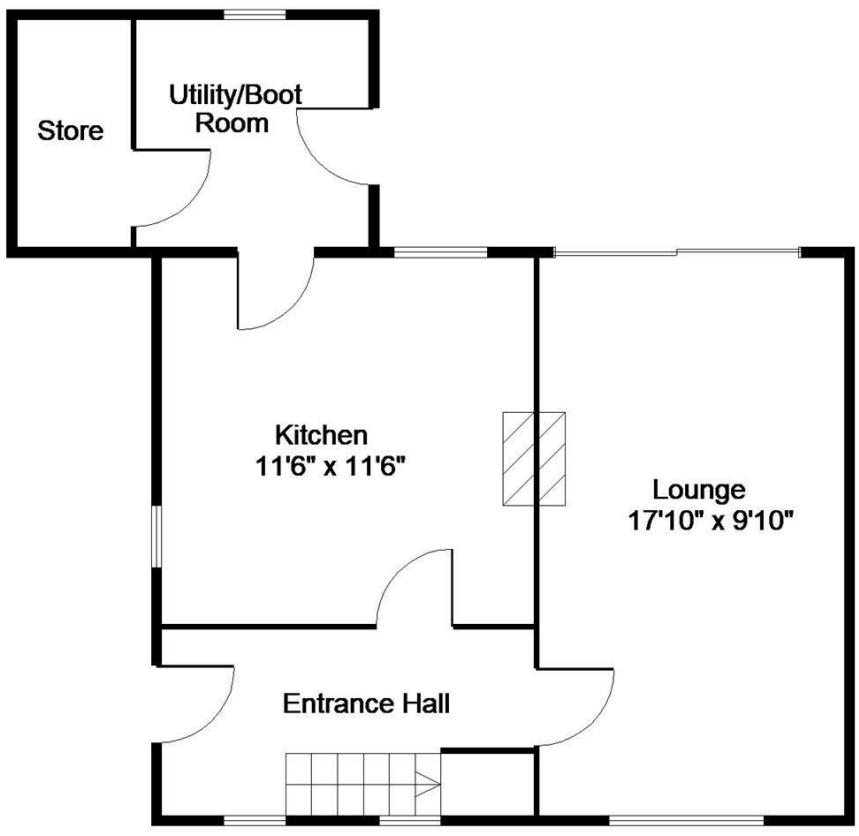
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

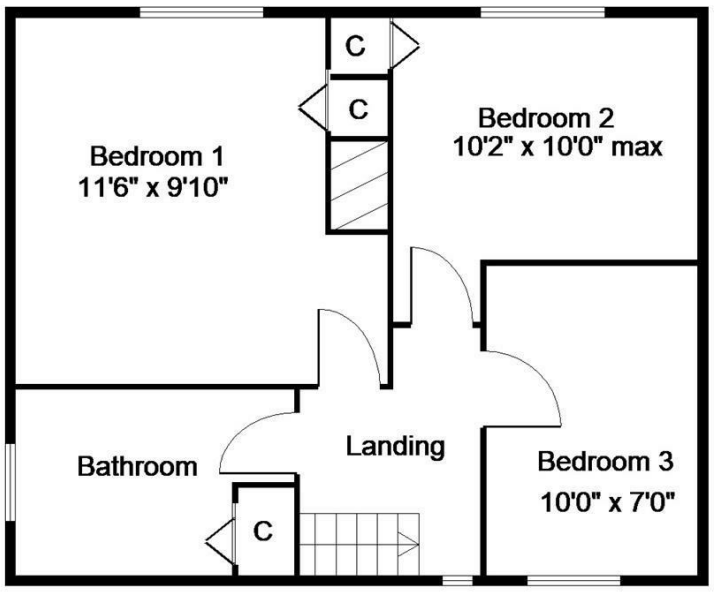
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Ground Floor



First Floor

