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Ormonde Avenue, Edlington, Doncaster, DN12 1DF
Asking Price £175,000

AN IMMACULATE 3 BEDROOM SEMI-DETACHED HOUSE / BEAUTIFUL FITTED KITCHEN / GOOD SIZED LOUNGE / DOWNSTAIRS WC / GCH / PVC DOUBLE GLAZING / PRIVATE GARDENS / OFF STREET PARKING / EV CHARGE POINT / IDEAL FOR FIRST TIME BUYERS & INVESTORS //

Offering fashionable living on this modern development, a beautifully presented 3 bedroom semi detached house. It has gas central heating via a modern combination type boiler, Anthracite coloured pvc double glazing (white on the inside) and briefly comprises: Entrance hall, spacious rear facing lounge with double doors onto the rear garden, large modern fitted dining kitchen with a host of integrated appliances, and a lobby with a ground floor wc off. On the first floor there are 3 bedrooms, 2 doubles and a single, plus a lovely modern white bathroom with a shower. Outside the front offers two parking spaces side-by-side with an EV charge point. Lovely well planned rear garden and storage shed. Well placed with access to amenities within Edlington, including a god variety of shops, schools plus good access to the A1 and motorway networks, making it perfect for commuters. INTERNAL VIEWING STRONGLY RECOMMENDED.

ACCOMMODATION

A modern style double glazed composite style door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first-floor, a central heating radiator concealed behind a radiator grill, ceiling light, smoke alarm and a white panelled door continues through into the dining kitchen.

DINING KITCHEN

11'6" x 11'1" (3.51m x 3.38m)

This is all smartly fitted with a range of modern high and low level units finished with a roll edge work surface. There is a tiled splash back, a four-ring gas hob with a stainless steel backdrop,, integrated oven and an extractor hood. There is also an integrated dishwasher, fridge freezer and washing machine. There is a vinyl floor covering, a central heating radiator, ceiling light, PVC double glazed window which gives an outlook to the front. The kitchen opens into an inner lobby where there's a door giving access to ground floor WC.

GROUND FLOOR WC

This again, is all smartly finished with a modern two-piece white suite that comprises of a low flush WC and a wash basin set onto a vanity top. There is a central heating radiator, PVC double glazed window, a continuation of the vinyl flooring and a ceiling light. To the opposite side is a built-in understairs storage cupboard which has a light and a vinyl floor covering.

LOUNGE

14'9" max x 11'2" max (4.50m max x 3.40m max)

This is an attractive rear-facing reception room. It has two PVC double glazed double opening doors which lead out into a pretty rear garden. The lounge itself is well presented, it has a modern laminate floor covering, a central heating radiator concealed behind a radiator grill, ceiling light points, television aerial points etc.

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

FIRST FLOOR LANDING

There is a ceiling light, built-in storage cupboard, central heating radiator concealed behind a radiator grill and doors to the bedrooms and bathroom.

BEDROOM 1

14'9" max x 10'2" max (4.50m max x 3.10m max)

This is a good size, it extends the full width of the property. It has a pvc double glazed window, a central heating radiator and a range of fitted wardrobes concealing a hanging rail and storage with a further in-built cupboard.

BEDROOM 2

11'0" x 8'9" (3.35m x 2.67m)

A good size second double bedroom which has a PVC double glazed window with an outlook to the rear, a central heating radiator, ceiling light and an access point into loft space.

BEDROOM 3

7'6" x 5'10" (2.29m x 1.78m)

A comfortable single bedroom, which has a PVC double glazed window to the rear, central heating radiator and a ceiling light.

HOUSE BATHROOM

All smartly finished with a modern white suite that comprises of a panelled bath with a shower over including a glazed shower screen, a wash hand basin set into a vanity unit and a low flush WC. There is a central heating radiator, vinyl flooring, PVC double glazed window, extractor fan and a ceiling light.

OUTSIDE

To the front here are two car parking spaces side by side and timber fencing to the perimeters.

REAR GARDEN

This is mainly lawned with flower beds and borders, stocked with variety of shrubs and plants. To the far corner

is a useful timber storage shed. Across the rear there is a pergola with a canopy-style roof, creating privacy and shelter which is available by separate negotiation.

AGENTS NOTES:

TENURE - FREEHOLD

ESTATE CHARGE -TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with PVC double glazing, Anthracite on the exterior, white on the interior.

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 1800 mbps and upload speeds of up to 220 mbps.

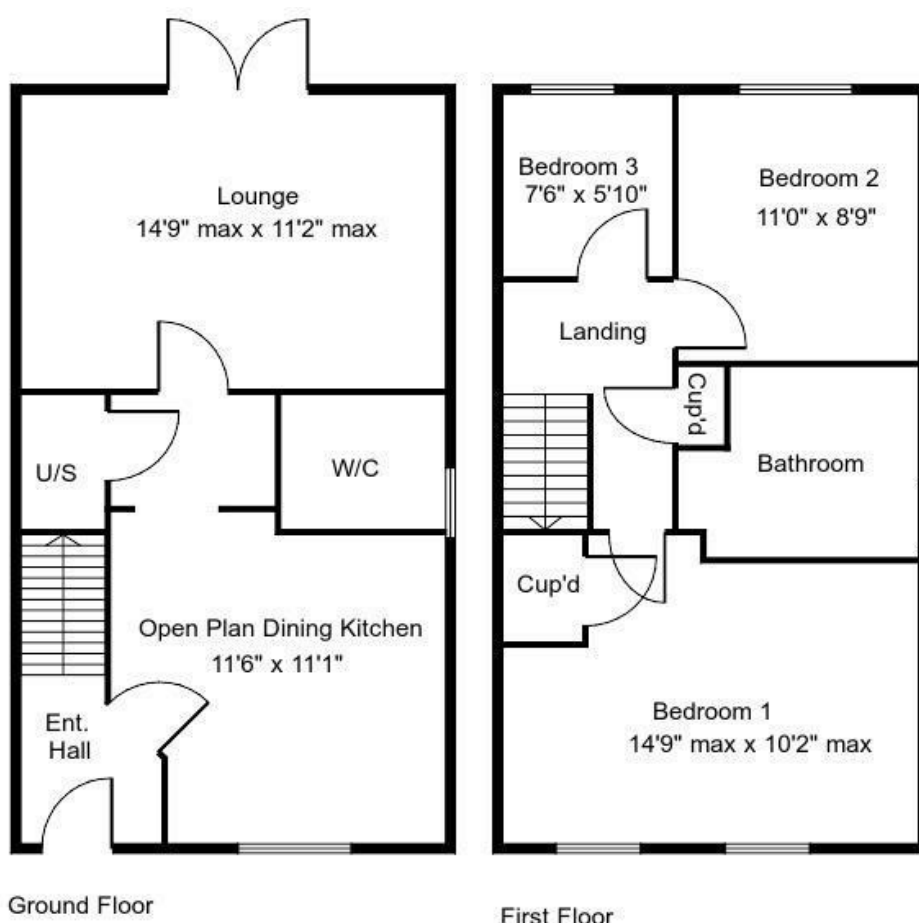
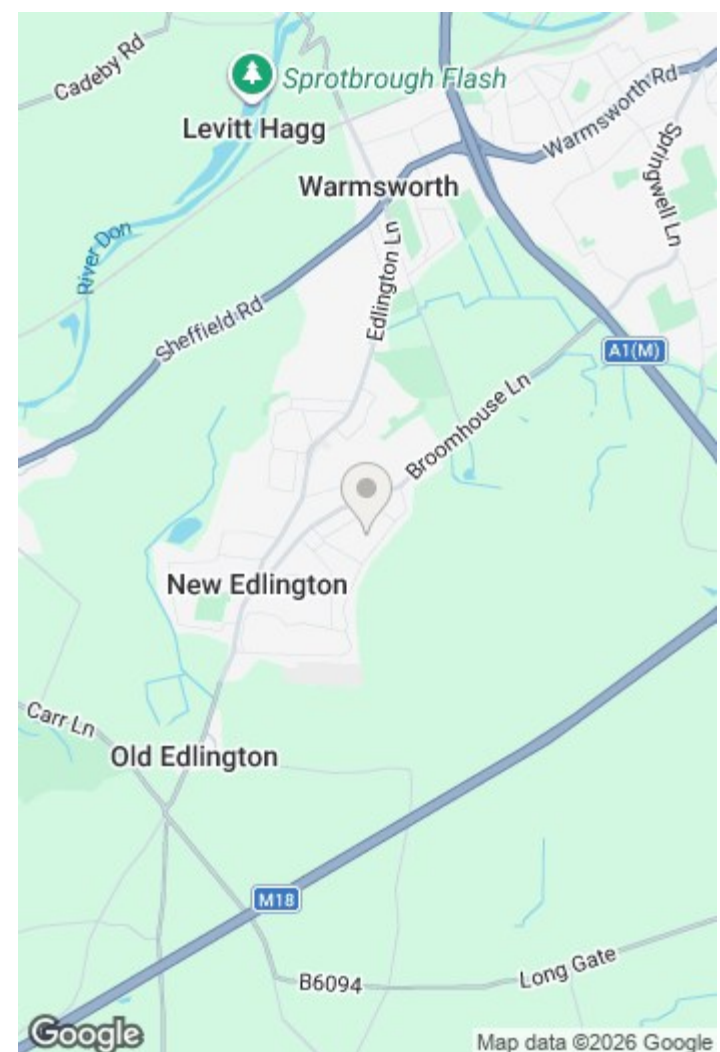
MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

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.

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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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	96		

Energy Efficiency Rating: 83 (Current), 96 (Potential). Environmental Impact (CO₂) Rating: (Current and Potential ratings are not explicitly shown in the image).