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3 BEDROOM SEMI-DETACHED HOUSE / POPULAR ESTATE / PERFECT RENOVATION PROJECT / GAS RADIATOR CENTRAL HEATING SYSTEM / PVC DOUBLE GLAZING / PVC CONSERVATORY / VACANT POSSESSION / NO UPWARD CHAIN //

Well placed on this attractive development, a 3 bedroom semi-detached house with side driveway and a garage. It does require some updating and redecoration throughout making it a perfect project for someone. It has a gas radiator central heating system, PVC double glazing including fitted plantation blinds and briefly comprises: Entrance porch into a large open plan lounge, fitted dining kitchen, PVC conservatory. First floor landing, 3 bedrooms and a bathroom. Front and rear gardens, side driveway and a detached garage. It is well placed for access to amenities within Thorne and also offers good access to the motorway networks via the M18/ M180. No upward chain. Viewing is recommended.

FRONT ELEVATION

A PVC double glazed entrance porch leads into the property’s lounge.

LOUNGE

17’8" max x 13’1" max (5.38m max x 3.99m max)
This is a large open plan room with a staircase to the first floor, two double panelled central heating radiators, a wall mounted gas fire, broad PVC double glazed windows to the front with fitted plantation blinds, central ceiling light and door into dining kitchen.

DINING KITCHEN

18’0" x 8’8" (5.49m x 2.64m)
The kitchen is fitted with a range of high and low level units finished with a work surface over. There is a five ring gas hob with extractor hood above, integrated oven, single drainer stainless steel sink unit, plumbing for automatic washing machine. A wall mounted gas fired boiler supplies the domestic water and central heating systems, PVC double glazed window fitted with plantation blind, a PVC double glazed door and a deep built-in understairs storage cupboard. From the rear of the dining area double doors lead out into the conservatory.

PVC CONSERVATORY

9’8" x 9’8" (2.95m x 2.95m)
This is PVC double glazed with PVC double glazed double open doors which lead into the rear garden. There is a double panelled central heating radiator, vinyl flooring, lean-to style PVC polycarbonate roof.

FIRST FLOOR LANDING

Access point into the loft space, PVC double glazed window with plantation blinds, ceiling light and door to the bedrooms and bathroom.

BEDROOM 1 FRONT

12’0" x 11’0" (3.66m x 3.35m)
A good sized double bedroom, it has a broad PVC double glazed window to the front with fitted plantation blind, fitted wardrobes, central heating radiator and a ceiling light.

BEDROOM 2 REAR

11’0"max x 10’0" max (3.35mmax x 3.05m max)
Again a good sized second double bedroom, it has a PVC double glazed window to the rear with a more pleasant outlook over looking school playing fields, fitted plantation blinds, central heating radiator, built-in cupboard which houses hot-water cylinder and linen storage.

BEDROOM 3 FRONT

7’2" max x 6’6" max (2.18m max x 1.98m max)
This has a PVC double glazed window to the front, fitted plantation blinds, central heating radiator and a ceiling light.

BATHROOM

This has a white suite which comprises of a panelled bath, wash hand basin and low flush W/C, there's a PVC double glazed window, central heating radiator, vinyl floor covering and ceiling light.

OUTSIDE

The property has a front and rear garden. There is a dropped kerb which provides access onto a concrete drive which in turn leads to a detached sectional style garage with a metal up and over door.

REAR GARDEN

This has timber fencing and conifer hedging to the perimeters all enjoying a pleasant outlook over looking school playing fields to the rear.

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 unknown.

COUNCIL TAX - Band A

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

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