

horton knights of doncaster

17 Auburn Road, Edlington, Doncaster, South Yorkshire, DN12 1DW

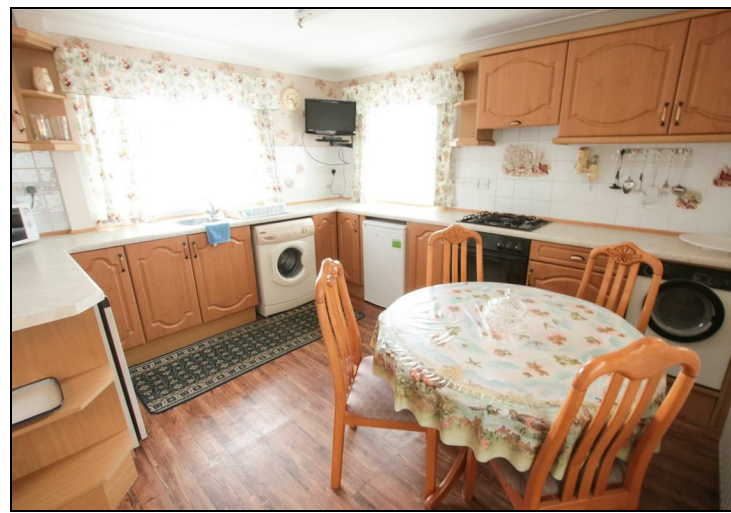
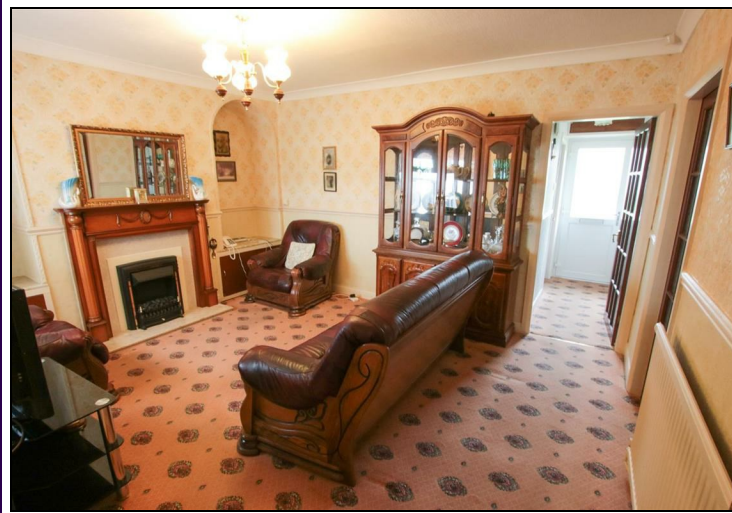


***** OFFERS OVER £115,000 *****

CHAIN FREE.....Located on this popular roadway, a two bedroom semi detached bungalow with good sized gardens, parking and a garage.

The property has a gas radiator central heating system via a modern combination type boiler, pvc double glazing, solar panels and briefly comprises; Entrance hall, spacious living room, dining kitchen with integrated cooking appliances, lean to style rear lobby, two good sized double bedrooms and a shower room. Outside are attractive gardens, a block paved driveway and garage, plus further space for a caravan or similar. There is a more private aspect to the rear overlooking allotments. Established residential area with access to local amenities, shops and good access to the A1 and motorway networks.

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ACCOMMODATION

A canopy gives shelter to a pvc double glazed entrance door and leads into the property's entrance hall.

ENTRANCE HALL

This has coving to the ceiling, a central ceiling light and a door into a good sized living room.

LIVING ROOM

4.60m x 3.58m (15'1" x 11'9")

It has a pvc double glazed window to the rear, a feature fireplace with electric fire inset, coving, a central ceiling light and a central heating radiator. A door from here continues into the dining kitchen.

DINING KITCHEN

3.73m x 3.35m (12'3" x 11'0")

This is fitted with a range of modern high and low level units finished with a roll edge work surface. There is a four ring gas hob, extractor hood, integrated oven, room for a washing machine with appropriate plumbing, a single drainer stainless steel sink unit and further domestic appliance recesses suitable for a fridge/freezer etc. There are three pvc double glazed windows, a double panel central heating radiator, coving and a central ceiling light. A door from here with two steps down leads to a lean to style conservatory.

LEAN TO REAR LOBBY

3.23m x 2.21m (10'7" x 7'3")

This is pvc double glazed with pvc double glazed door giving access onto the rear garden. There is a vinyl floor covering and a central heating radiator.

BEDROOM 1

4.32m max x 2.95m (14'2" max x 9'8")

A good sized double bedroom with a central heating radiator, coving, a central ceiling light and a range of fitted wardrobes concealing hanging rail and storage. It also houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 2

3.56m to robes x 3.05m (11'8" to robes x 10'0")

A good sized second double room, it has a range of fitted wardrobes concealing hanging rail and storage, a pvc double glazed bow window, a central heating radiator, coving and a central ceiling light.

SHOWER ROOM

3.61m x 2.29m (11'10" x 7'6")

A large room which has a walk in shower enclosure with independent electric shower over, wash hand basin inset to vanity unit and a low flush w/c. There is vinyl flooring, a central heating radiator, a pvc double glazed bow window, coving, a central ceiling light and a large built in storage cupboard.

OUTSIDE

To the front of the property there is an enclosed lawned garden with privet hedging to the perimeters and a shared driveway continues along the side of the property and leads towards the rear where there is a block paved car standing area and detached sectional garage.

REAR GARDEN

The rear garden itself is nicely enclosed, lawned with a timber framed greenhouse and further paving which could accommodate a caravan or similar if required.

SECTIONAL GARAGE

With an up and over door.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing.

SOLAR PANELS - The property is fitted with solar panels which are owned by the vendors approx 9 years old.

HEATING - The property has a gas radiator central heating system via a modern combination type boiler.

COUNCIL TAX - This property is Band A.

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			96
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

