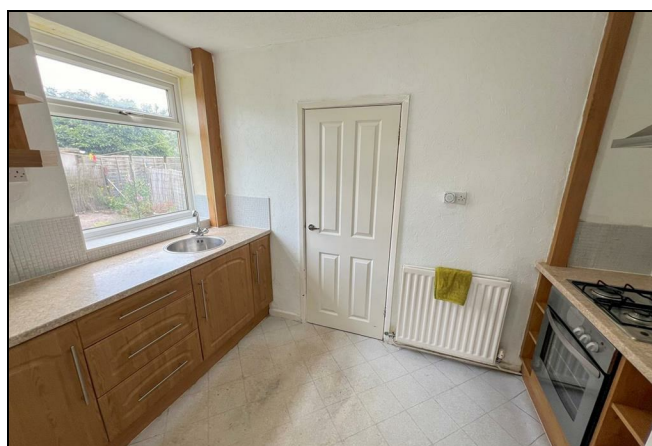


horton knights of doncaster

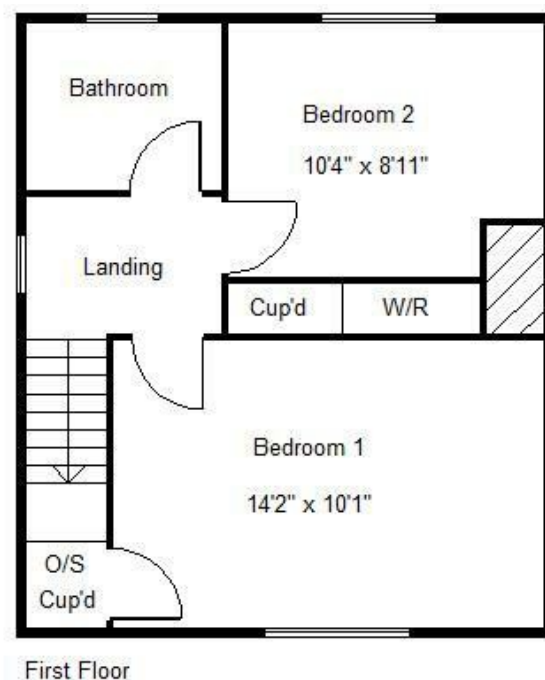
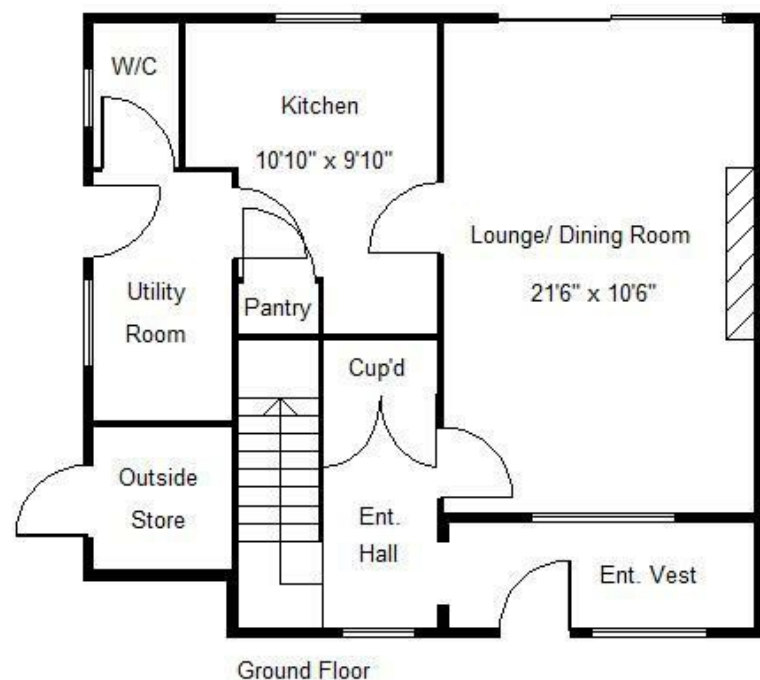


Grasmere Avenue, Intake, Doncaster, DN2 6NU



MUST BE VIEWED TO APPRECIATE SIZE OF PLOT/ WRAP AROUND GARDENS/ POTENTIAL TO EXTEND OR BUILD ON THE SIDE SUBJECT TO NECESSARY PLANNING/ POPULAR RESIDENTIAL AREA/ 2 BEDROOM SEMI/ OFFERED WITH NO ONWARDS CHAIN!!!

The accommodation on offer benefits from PVC double glazing, gas fired central heating and comprises: Entrance vestibule leading into the entrance hall, good sized lounge, fitted kitchen, utility room with ground floor W/C off, first floor landing, 2 large double bedrooms and a good sized bathroom. Outside, as mentioned the property has front and rear gardens and an excellent area of side garden which could be used to extend the current dwelling or may even be able to be built on, subject to relevant planning permissions. All in all, an excellent property ... viewing is highly recommended.



Offers Around £135,000

ACCOMMODATION

A PVC double glazed entrance door gives access into the entrance vestibule.

ENTRANCE VESTIBULE

With a PVC double glazed window to the front and a timber and glazed internal door leading into the entrance hall.

ENTRANCE HALL

Having a PVC double glazed window to the front, stairs rising to the first floor, a central heating radiator and a built in low level cupboard housing the electricity consumer unit.

LOUNGE/ DINING ROOM

6.55m x 3.20m (21'6" x 10'6")

A nice sized room, it has PVC double glazed sliding patio doors to the rear, a single glazed window looking into the entrance vestibule, a double panel radiator and a decorative stone effect fire surround.

KITCHEN

3.30m x 3.00m (10'10" x 9'10")

Fitted with a wall mounted cupboard and base units with a rolled edge work surface incorporating a single bowl round stainless steel sink with a mixer tap. There is tiling to the splashbacks, an integrated fan assisted electric oven with a matching four ring gas hob and a brushed stainless steel extractor hood above. With a tile effect vinyl floor covering, a PVC double glazed window to the rear, a walk in understairs pantry, a double panel radiator and a timber and glazed door leading to the utility room.

UTILITY ROOM

The utility room has a PVC door, a double glazed window to the side and a rolled edge work surface with appliance recesses beneath.

GROUND FLOOR W/C

Fitted with a white low flush W/C and a PVC double glazed window to the side.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With a PVC double glazed window to the side elevation, a useful built in storage cupboard, access to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

4.32m x 3.07m (14'2" x 10'1")

A lovely size double bedroom, with 2 PVC double glazed windows to the front, a central heating radiator and a built in over stairs storage cupboard which provides a hanging rail and houses the gas central heating boiler.

BEDROOM 2

3.15m x 2.72m (10'4" x 8'11")

This is another really good sized double bedroom and can easily fit a double bed with a PVC double glazed window to the rear and a central heating radiator.

BATHROOM

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a wall mounted electric shower above. There is full ceramic tiling to all for walls and splashbacks, vinyl floor covering, a PVC double glazed window to the rear and a central heating radiator.

OUTSIDE

To the front of the property, there is a lawned garden with a mature hedge row and shrubs. To the side of the property, there is a substantial corner plot offering a really good sized garden, having the potential for an extension or even a building plot, subject to necessary planning permissions. There is off street parking which can be accessed from the side road plus a detached concrete sectional garage.

REAR GARDEN

A small enclosed rear garden, again laid to lawn with concrete hard standing and a combination of brick built wall and mature shrubs to the outer boundary. There is also an outside tap attached the rear elevation of the house. Attached to the extended section of the house, there is a useful brick built storage shed.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, age of units various.

HEATING - Gas radiator central heating system, age of boiler 2022.

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 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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