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Tennyson Avenue, Sprotbrough, Doncaster, DN5 8EX
Offers Over £190,000

Set in this highly sought after residential district, this extended 2 bedroom semi detached house.... MUST BE VIEWED!

The accommodation on offer benefits from PVC double glazing, gas central heating and briefly comprises: Entrance hall, lounge with wood burner, extended dining room, fitted kitchen, utility room, first floor landing, 2 double bedrooms and a bathroom with a white suite. Outside the property offers ample off road parking to the front and a wonderful rear garden which is some 80-90 ft in length, plus a detached garage and a garden room/ recreational area. Situated where the property is affords it great access to local amenities including shops, schools and the town centre. A deceptive property, it must be viewed to be appreciated.

ACCOMMODATION

A double glazed composite style door gives access into the property's entrance hall.

ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor and a door leading into the lounge.

LOUNGE

16'9" into bay x 11'5" (5.11m into bay x 3.48m)

The lounge is a nice size, it has a large PVC double glazed bay window to the front, a beautiful feature wood burning stove set onto a raised hearth inside an angle nook fireplace with a nice wood mantel piece, a built in understairs storage cupboard housing the gas central heating boiler and a door leading to the dining area.

DINING AREA

17'8" x 8'1" (5.38m x 2.46m)

The dining area has been extended and provides good space with a double panel central heating radiator, wood style vinyl floor covering and an archway leading into the kitchen.

KITCHEN

8'11" x 5'11" (2.72m x 1.80m)

The kitchen is nicely finished with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl sink unit. There is an electric cooker point with a brushed stainless steel and glass extractor hood, a PVC double glazed window to the side, a ceramic tiled floor and further appliance recesses.

UTILITY ROOM

This provides a good extra space and has a Belfast style sink with a wood block work surface and tiled splashbacks, plumbing for a washing machine with appliance recess and potential further space for a slim

line dishwasher, a double panel central heating radiator, a ceramic tiled floor, wall mounted cupboards and a base unit a PVC double glazed door to the side and a PVC double glazed window to the rear.

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, access into the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

12'0" max x 12'0" (3.66m max x 3.66m)

A lovely sized double bedroom with a large PVC double glazed window to the front, a central heating radiator, beautiful original style cast iron fire surround and built in wardrobes set into the alcove.

BEDROOM 2

11'1" x 7'5" (3.38m x 2.26m)

Another double bedroom 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 mains plumbed shower above. There is a tile effect vinyl floor covering, ceramic tiling to the walls, a central heating radiator and a PVC double glazed window to the rear.

OUTSIDE

The front of the property is extremely low maintenance, it has been finished with patterned concrete in a block paved style which creates off road parking for at least two vehicles. A timber gate gives access to the side of the property and leads on into the rear garden.

REAR GARDEN

For any buyers who enjoy the outdoors, this is a great space. Immediately leaving the french style doors in the dining room, leads onto a beautiful Indian stone patio which is a really good size, this leads onto a gravel section and then a shaped lawn beyond and a further raised patio at the end of the garden ideal for sun lovers. There are concrete posts and timber fencing to the perimeters, plus an external water tap and an external camera.

DETACHED GARAGE

A detached concrete sectional garage which has light and electricity supplied, a personnel door to the side and an up and over door to the front. On the rear end of the garage, the current owners have created a lovely recreational space which could be used as a home office or garden room and attached to the rear end of the garage is a timber structure again creating outdoor cover, with a pitched roof and could easily take an 'L' shaped sofa or garden furniture or indeed a hot tub if required.

AGENTS NOTES:

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

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

HEATING - The property has a gas radiator central heating system fitted.

COUNCIL TAX - This property is Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 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

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.

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