

horton knights of doncaster

67 Dixon Crescent, Balby, Doncaster, DN4 0SW



*** GUIDE PRICE £100,000 - £105,000 ***

GOOD SIZED TWO BEDROOM SEMI DETACHED HOUSE / NEW ROOF / PVC DOUBLE GLAZING / GAS CENTRAL HEATING VIA A COMBINATION TYPE BOILER / POPULAR ESTABLISHED ROADWAY/ CLOSE TO CITY CENTRE / NO CHAIN //

Located on this popular and established roadway, a good sized two bedroom semi detached house. which benefits from a new roof. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing where stated and briefly comprises; Entrance hall with stairs to the first floor, front facing lounge with feature bay window, kitchen, understairs cupboard, first floor landing, two good sized bedrooms and a house bathroom. Outside are front and rear gardens and an integral brick store. Well placed with access to local amenities including schools, shops etc. plus easy access to Doncaster city centre.

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ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, a pvc double glazed window, a central ceiling light and door into a front facing lounge.

FRONT FACING LOUNGE

4.34m into bay x 3.38m (14'3" into bay x 11'1")

A good sized room, it has a broad pvc double glazed bay window to the front, a central ceiling light, a picture rail and a central heating radiator.

KITCHEN

4.29m max x 2.49m (14'1" max x 8'2")

This has a range of base and walled units finished with a work surface over. There is a four ring gas hob, extractor hood, integrated oven, a single drainer one and a half bowl stainless steel sink unit, plumbing for a washing machine and concealed behind a corner cabinet is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems. There is a pvc double glazed window to the rear, a pvc double glazed exterior door and a further original period style door gives access to understairs storage where there is a cold shelf, a pvc double glazed window, light and houses the electric meter etc.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, a central ceiling light and the original period doors lead to the bedrooms and bathroom.

BEDROOM 1

5.18m max x 3.30m (17'0" max x 10'10")

A large double bedroom, it has two pvc double glazed windows to the front elevation, a picture rail, a feature fireplace, a central heating radiator and a central ceiling light.

BEDROOM 2

3.20m x 2.95m (10'6" x 9'8")

A good sized second double, it has two pvc double glazed windows to the rear, a central heating radiator, a picture rail, an access point into the loft space and a ceiling light.

HOUSE BATHROOM

Fitted with a modern three piece white suite comprising of a panelled bath with shower screen over including shower mixer, a pedestal wash hand basin and a low flush w/c. There is a pvc double glazed window, vinyl flooring and a central heating radiator.

OUTSIDE

To the front of the property there is an enclosed garden area with hedging and brick walling to the perimeters and a pedestrian gate giving access to a pathway which continues along into the rear garden.

REAR GARDEN

The rear garden is a good size, it is enclosed with hedging and fencing to the perimeters and mainly laid to lawn.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age various.

HEATING - Gas radiator central heating system fitted. Age 2017 approx.

ROOF - New roof May 2023.

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, 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.

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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