



horton knights of doncaster

sales
lettings
and service



Clayton Avenue, Thurnscoe, Rotherham, S63 0RY
Offers Over £190,000

EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / NOT OVERLOOKED TO THE REAR / LARGER FITTED KITCHEN WITH INTEGRATED APPLIANCES / EXTENDED BATHROOM WITH A 4 PIECE SUITE INCLUDING A SEPARATE SHOWER ENCLOSURE / OFF ROAD PARKING FOR 2 CARS / LOVELY POSITION ON THE FRINGE OF OPEN COUNTRYSIDE //

Located on the fringe of open countryside, a larger than average, extended 3 bedroom semi detached house with an open outlook to the rear. Gas central heating system and PVC double glazing. The accommodation briefly comprises: PVC entrance porch into a larger entrance hall with stairs to first floor, open plan lounge and dining room, extended fitted kitchen with integrated cooking appliances, first floor landing, 3 bedrooms and an extended bathroom with a modern four piece white suite including a separate shower enclosure. Outside, the property has two off road parking spaces and a private enclosed rear garden. Well placed with access to amenities within Thurnscoe including access to motorway networks. Viewing is recommended.

ACCOMMODATION

Two PVC double glazed entrance doors leads into the property's entrance porch.

ENTRANCE PORCH

This is PVC double glazed with a timber casement door leading through into the entrance hall.

ENTRANCE HALL

This is a good size, it has a staircase leading to the first floor accommodation with a spindled banister rail, a built in understairs storage cupboard, a double panel central heating radiator, vinyl flooring, coving and a door into a large open plan lounge and dining room.

OPEN PLAN LOUNGE & DINING ROOM

25'0" x 11'0" (7.62m x 3.35m)

This is a large open plan living space, it has a deep PVC double glazed bay window to the front and a further PVC double glazed window to the rear. There are two central heating radiators, a feature fireplace, coving to the ceiling, two central ceiling lights and three wall light points.

EXTENDED KITCHEN

15'2" x 7'1" (4.62m x 2.16m)

This has been extended over the years and makes a good sized kitchen, it is fitted with a range of high and low level units finished with a work surface over which incorporates a resin style blanco sink unit with a mixer tap, a four ring ceramic hob and an extractor hood above. There is a an integrated double oven, plumbing and space for a washing machine and dishwasher, room for a tall fridge freezer, a PVC double glazed window to the side and a timber casement door leading to a lean to style utility.

LEAN TO UTILITY

This is pvc double glazed it has two exterior doors to the side drive and the garden.

FIRST FLOOR LANDING

With an ornate circular window to the side, coving to the ceiling, an access point into the loft space with a ladder, a central ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

13'3" x 11'0" (4.04m x 3.35m)

A good size double bedroom having a PVC double glazed window to the front, coving to the ceiling, a central heating radiator and a central ceiling pendant light.

BEDROOM 2

12'2" x 11'0" (3.71m x 3.35m)

A good sized second double bedroom, with a PVC double glazed window to the rear overlooking the rear garden and playing fields beyond, a central heating radiator, coving to the ceiling and a central ceiling pendant light.

BEDROOM 3

7'1" x 6'0" (2.16m x 1.83m)

A smaller third bedroom, it has a PVC double glazed window to the front, a central heating radiator, coving and a ceiling light.

EXTENDED BATHROOM

The house bathroom has been extended and is now fitted with a four piece white suite that comprises of a double ended bath, a wash hand basin set onto a vanity unit, a low flush W/C and a corner shower enclosure. All smartly finished with modern tiling, there is a PVC double glazed window to the side, a contemporary style towel rail/ radiator, a vinyl floor covering, two ceiling lights and an extractor fan.

OUTSIDE

To the front of the property there is a concrete hard standing area which provides hard standing for two cars with a triangular shaped garden to the side. This continues along the side of the property and leads to the rear garden and a concrete sectional garage.

CONCRETE SECTIONAL GARAGE

With an up and over door, power and light laid on plus a useful timber shed to the rear.

REAR GARDEN

The rear garden is mainly lawned with fencing to the perimeters, it enjoys a more private aspect which overlooks playing fields and has a gate giving access onto the rear, perfect for dog walkers etc.

AGENTS NOTES:

TENURE - FREEHOLD.

DOUBLE GLAZING - PVC double glazing, where stated. Age various.

HEATING - Gas central heating. Age of boiler unknown.

COUNCIL TAX - Band B.

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.

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.

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.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

