

horton knights of doncaster

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Mile End Avenue, Hatfield, Doncaster, DN7 6AL  
Guide Price £180,000

DON'T MISS IT !! / EXTENDED 3 BED SEMI DETACHED / LARGE OPEN PLAN DINING KITCHEN / RANGE STYLE COOKER / VERY POPULAR ROADWAY / VIEWING ESSENTIAL //

Extended to the rear with a large open plan dining kitchen, this family house is much bigger than expected and therefore a viewing is highly recommend. It has a gas radiator central heating system via a modern combination type boiler, pvc double glazing and briefly comprises; Entrance hall with stairs to the first floor, spacious lounge, extended L shaped dining kitchen with double doors onto the rear garden, first floor landing, three good sized bedrooms and a modern bathroom with shower. Outside are front and rear gardens, a long side driveway, detached garage which is now used for storage and utility, plus an enclosed rear garden with decked patio and sitting area leading down to a lawn. Well placed with access to local amenities including a good variety of shops schools etc. EARLY VIEWING RECOMMENDED!

**ACCOMMODATION**

A new composite style double glazed door with matching side screen leads into the property's entrance hall.

**ENTRANCE HALL**

A good size, it has a central heating radiator, modern timber effect vinyl flooring, coving, a central ceiling light, a staircase leading to the first floor accommodation and a large storage cupboard. A timber interior door leads through into a now extended lounge.

**EXTENDED LOUNGE**

**22'0" x 11'6" max (6.71m x 3.51m max )**

This has a broad pvc double glazed window to the front, a feature fireplace with living flame gas fire inset, coving, two ceiling lights, a feature built in unit with lighting and coving to the ceiling.

**EXTENDED L SHAPED DINING KITCHEN**

**16'8" max x 16'0" max (5.08m max x 4.88m max )**

This is probably better demonstrated by the floorplan and photographs. It is fitted with a range of modern high and low level units finished with a roll edge work surface. There is a tiled splashback, a single drainer stainless steel sink unit with mixer tap, range style cooker with a wide extractor hood. There is also a pvc double glazed window to the side and two central ceiling lights. Within the dining area there are pvc double glazed double opening doors which lead onto the rear garden, a central heating radiator, coving and a central ceiling light.

**FIRST FLOOR LANDING**

As previously described, a staircase from the entrance hall leads to the first floor landing. There is a pvc double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'7" x 9'8" (4.14m x 2.95m)**

The largest of the double bedrooms, it has a broad pvc double glazed window to the front, wall light, ceiling light, coving, a central heating radiator and built in wardrobes concealing hanging rail and storage with a deep bed recess.

**BEDROOM 2**

**11'8" x 8'2" (3.56m x 2.49m)**

Has a pvc double glazed window to the rear, a central heating radiator, coving, a ceiling light and laminate flooring.

**BEDROOM 3**

**9'6" x 7'6" (2.90m x 2.29m)**

A comfortable sized third bedroom as evidenced by the room measurements. It has a pvc double glazed window to the front, laminate flooring, coving and a central ceiling light.

**HOUSE BATHROOM**

Fitted with a modern white suite comprising of a double ended bath with shower over including shower rail, wash basin inset to vanity unit and a low flush w/c. There is modern tiling to the four walls including a decorative dado tile, tiled floor, a central heating radiator, coving and a ceiling light.

**OUTSIDE**

The property stands on an attractive plot, to the front there is a block paved driveway which provides car standing and continues down along to the side of the property, plus an ornamental lawn with shaped decorative stone beds.

**REAR GARDEN**

To the rear there is a good sized garden, having a paved patio and sitting area with decorative stones

which leads to a further decked area with steps down onto a larger lawn.

**DETACHED GARAGE**

With a personnel door and a pvc double glazed window, perfect for storage/ utility.

**AGENTS NOTES:**

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

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

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

COUNCIL TAX - This property is Band B.

VIEWING - By prior telephone appointment with horton knights estate agents.

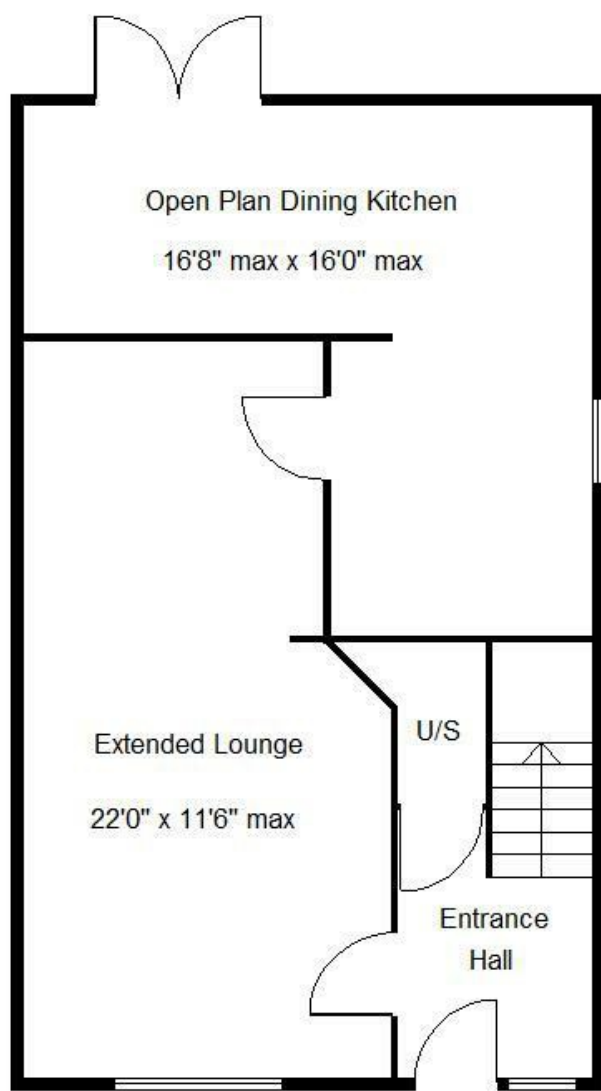
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

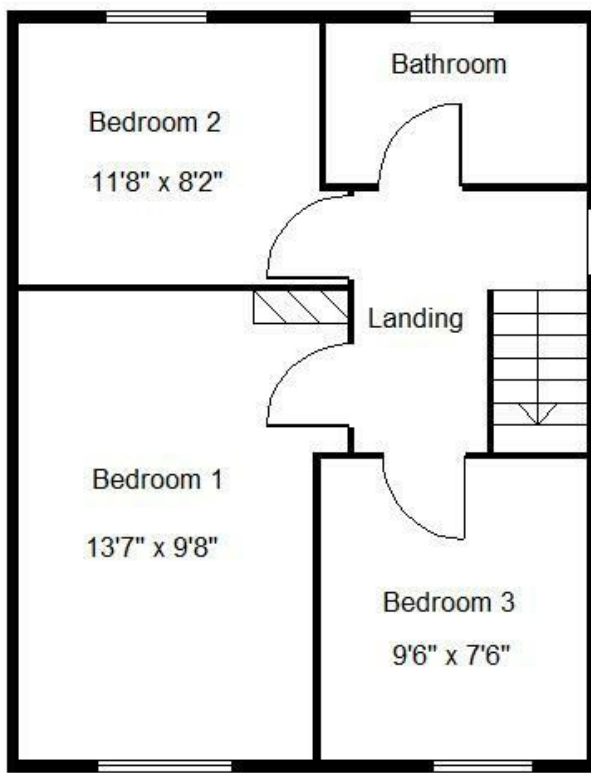
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor

