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Auburn Road, Edlington, Doncaster, DN12 1DP
GUIDE PRICE £140,000 - £150,000

IMMACULATE 3 BEDROOM REFURBISHED SEMI-DETACHED HOUSE / 3 GOOD SIZED BEDROOMS / LARGE OPEN PLAN DINING KITCHEN / INTEGRATED COOKING APPLIANCES / NEWLY FITTED BATHROOM/ CONTEMPORARY DECOR THROUGHOUT INCLUDING NEW CARPETS / VIEWING ESSENTIAL //

Located on this attractive roadway, a beautifully presented and refurbished 3 bedroom semi detached house. The property has a gas radiator central heating via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor with feature lighting, spacious lounge, contemporary fire place, newly fitted dining kitchen with integrated cooking appliances, first floor landing, three good sized bedrooms, newly fitted bathroom with shower. Outside are smart and well tended gardens, block paved driveway providing ample parking and an enclosed rear garden.

ACCOMMODATION

There is a pvc double glazed entrance door with glazed side screen, leads into the property entrance hall.

ENTRANCE HALL

Within the entrance hall there is a staircase giving access to the first floor accommodation with feature lighting and a built in under stairs storage cupboard, central heating radiator, modern new vinyl flooring, central ceiling light, and an oak interior door which can be found throughout the remained of the property. This leads into a front facing lounge.

LOUNGE

13'2" x 12'8" max (4.01m x 3.86m max)

An attractive room, it has a broad pvc double glazed window to the front, feature wall mounted fire, central ceiling light, and a carbon monoxide alarm.

OPEN PLAN DINING / KITCHEN

19'0" x 13'8" max (5.79m x 4.17m max)

This has been newly fitted and creates a very modern open plan living space. Finished with modern white high gloss cabinet doors and a contrasting work surface over, including an insula style breakfast bar. There's a single drainer stainless steel sink unit and mixer tap, an integrated four ring gas hob, extractor hood and an integrated oven. There is plumbing and space for a washing machine, and a tall fridge freezer. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler, which supplies domestic hot water and central heating systems. Plus there is a deep built in pantry with utility shelving, two pvc double glazed french doors onto the rear garden, inset spotlight to the ceiling, and a further pvc double glazed window to the side.

FIRST FLOOR LANDING

This has a pvc double glazed window to the side, and

access point into the loft space, with doors to the bedrooms and bathroom. There is also an open laundry cupboard.

BEDROOM 1

13'0" x 11'6" max (3.96m x 3.51m max)

This is a large double bedroom. It has a pvc double glazed window to the front elevation, a central heating radiator, a free standing double wardrobe, an inbuilt cupboard with oak door and hanging rail etc.

BEDROOM 2

13'0" x 9'9" max (3.96m x 2.97m max)

This is a good sized second double bedroom. It has a pvc double glazed window to the rear, central heating radiator, central ceiling light, and a built in cupboard with hanging rail.

BEDROOM 3

8'4" x 8'2" max (2.54m x 2.49m max)

A comfortable sized third bedroom, it has a pvc double glazed window to the front, central heating radiator, and a central ceiling light.

HOUSE BATHROOM

Newly fitted which includes a new white suite comprising of a panel bath with shower over, a glazed shower screen, wash hand basin inset to vanity unit and a low flush w/c. There is modern tiling to the walls, a co-ordinating vinyl floor covering, contemporary style towel rail/ radiator, two pvc double glazed windows, and an inset spotlight into the ceiling.

OUTSIDE FRONT

The property stands on an attractive plot, a blocked paved driveway provides car standing, and in turn leads to the rear garden. There is a lawned front garden with brick walling, with hedging and fencing to the perimeters.

REAR GARDEN

This is a landscaped garden, designed for easier and lower maintenance. An enclosed garden with timber fencing to the perimeters, designated patio/sitting area, with decorative stones and composite screening to provide privacy.

AGENTS NOTES:

TENURE - FREEHOLD.

CONSTRUCTION - The property is non standard construction.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler 2018

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.

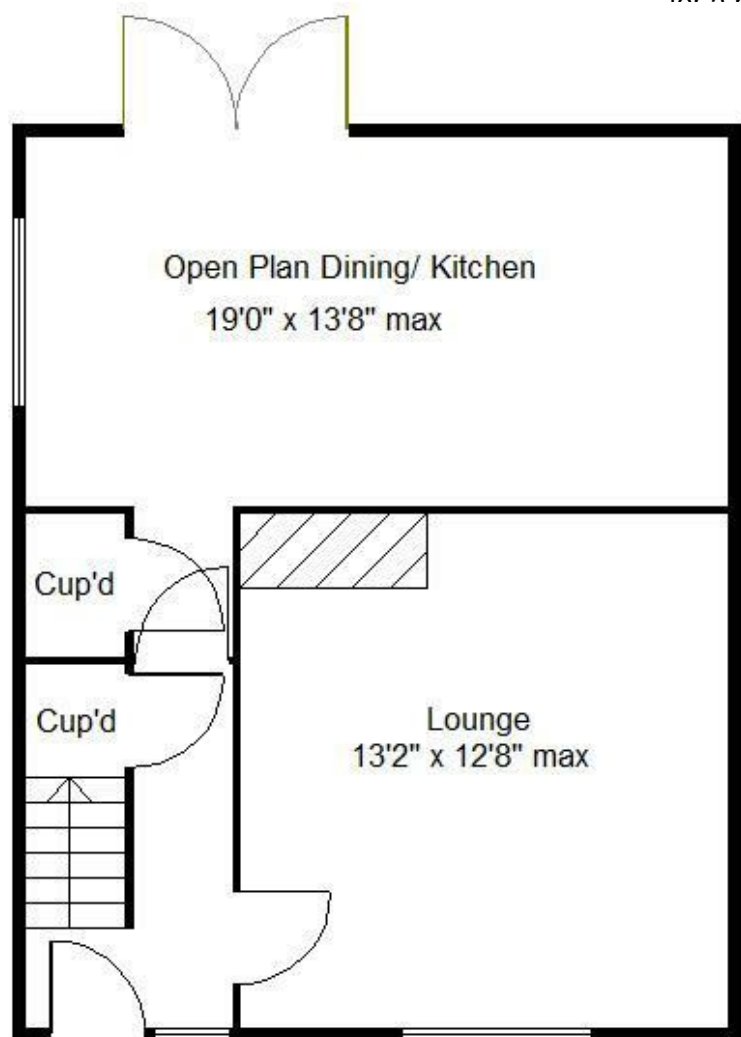
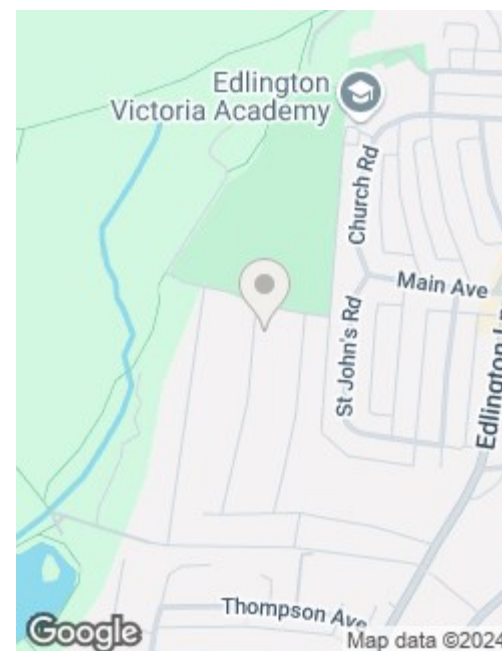
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

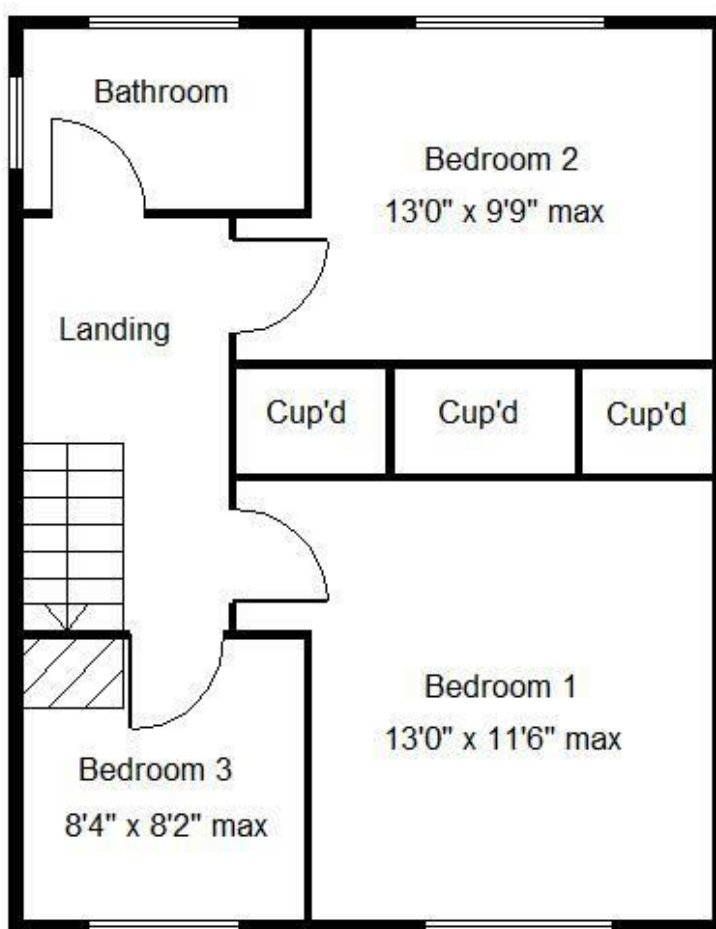
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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.

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.



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	