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horton knights of doncaster



Stretton Close, Bessacarr, Doncaster, DN4 6UE  
Guide Price £160,000 - £170,000

**EXTENDED 2 DOUBLE BEDROOMED END TOWN HOUSE / LARGE CORNER GARDENS / ALLOCATED CAR PARKING / TWO RECEPTION ROOMS / MODERN FULLY TILED BATHROOM / GREAT LOCATION / VIEWING ESSENTIAL //**

Enjoying one of the larger corner plots, this extended two double bedroom town house offers attractive living in this well regarded residential area. The property does benefit from a side extension, offering an extra reception room with double doors onto the rear garden. The property briefly comprises, entrance into an open plan lounge with stairs to first floor, separate living room with double doors onto the rear garden, fitted kitchen, landing, two double bedrooms, and a modern fully tiled bathroom. Outside are good sized corner gardens, allocated car parking, and a beautiful open aspect to the front. Very popular location with good access to a variety of local amenities, including shops, schools and the city centre. Early internal viewing recommended.

**ACCOMMODATION**

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

**LOUNGE**

**14'6" x 11'8" (4.42m x 3.56m)**

This is an attractive room, decorated with modern contemporary colours. It has a feature fire place with living flame gas fire inset, a staircase leading to the first floor accommodation, and is all finished with a modern laminate floor covering, central heating radiator, coving, and a central ceiling light. A door from here continues into a second reception room.

**LIVING ROOM/ GARDEN ROOM**

**15'7" x 9'0" (4.75m x 2.74m)**

This has a pvc double glazed window to the front and further pvc double glazed double opening doors which lead out onto a decked patio and rear garden. There is coving to the ceiling, ceiling light, and a double panel central heating radiator.

**DINING KITCHEN**

**11'8" x 8'4" (3.56m x 2.54m)**

This is fitted with a range of modern high and low level units, finished with a roll edge work surface. There is a four ring gas hob, chimney style extractor hood above, integrated oven, recess suitable for microwave, plumbing for automatic washing machine, single drainer circular bowl sink unit with mixer tap, tiled splashbacks, pvc double glazed door, pvc double glazed window, central heating radiator, modern vinyl floor covering, and room for a tall fridge freezer.

There is a deep understairs storage cupboard, this has a light laid on, and space for tumble dryers, coats etc.

**FIRST FLOOR LANDING**

There is an access point into the loft space and doors to the bedrooms and bathrooms.

**BEDROOM 1**

**11'8" max x 9'0" (3.56m max x 2.74m)**

A large double bedroom, it has a pvc double glazed window to the front, a modern range of fitted wardrobes concealing hanging rail and storage, central heating radiator, and a ceiling light.

**BEDROOM 2**

**11'8" x 8'1" (3.56m x 2.46m)**

This is a good size second double bedroom. It has a pvc double glazed window to the rear, central heating radiator, coving, and a ceiling light.

**BATHROOM**

This is fitted with a white suite that comprises of a panelled bath with shower over including rainfall style shower head, and glazed shower screen. A wash basin inset to vanity unit and a low flush w/c. There is ceramic tiling to the walls, pvc double glazed window, central heating radiator, and a storage cupboard.

**OUTSIDE**

The property stands on one of the larger corner plots, with gardens to 3 sides, it enjoys a nice open green front with several maturing trees. The garden itself is lawned with hedging to the perimeters.

**REAR GARDEN**

Again the rear garden is a good size, all nicely enclosed with concrete post and timber fencing to the perimeters. There is a decked patio and sitting area, which extends across the rear and side elevations. There is a lawn, useful shed, and pedestrian gate

giving access onto the rear service road. There is an allocated parking space to the side of the property.

**AGENTS NOTES:**

TENURE - FREEHOLD.

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...TBC

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1139 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.

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

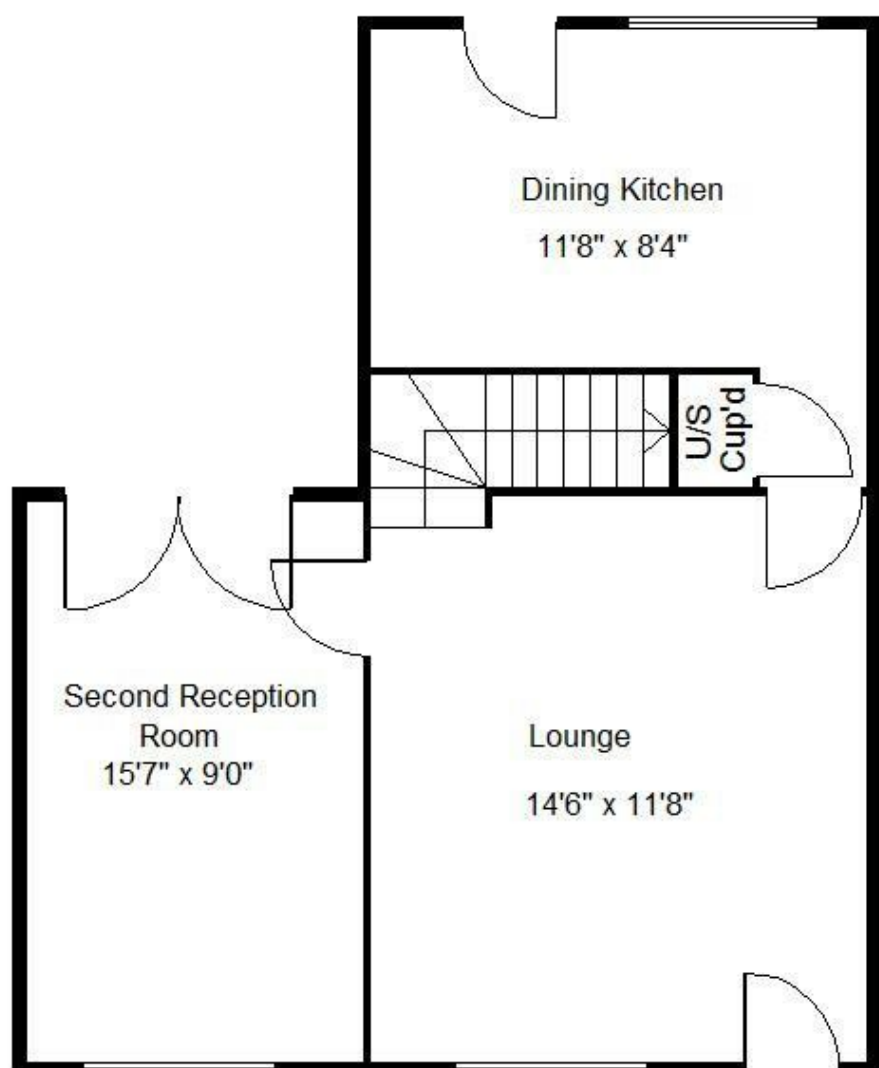
to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

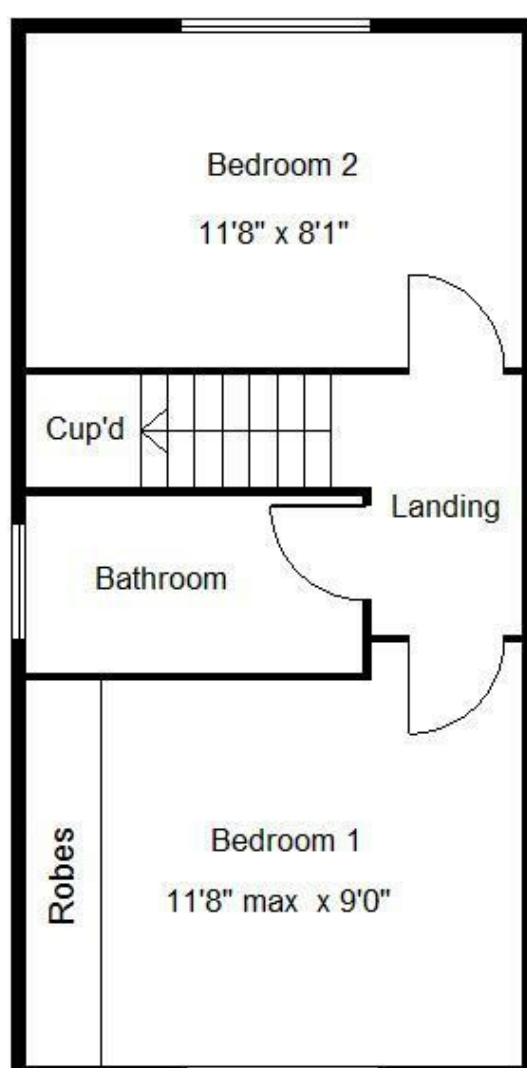
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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	