

horton knights of doncaster

sales
lettings
and service



Birch Road, Cantley, Doncaster, DN4 6PD
Offers Over £150,000

Sat in this well regarded residential district, a 3 bedroom end terraced property offered with NO ONWARDS CHAIN!

The accommodation on offer benefits from pvc double glazing, gas central heating via a combination type boiler and comprises; Entrance hall, lounge/ dining room, kitchen, utility/ store room, ground floor w/c, additional sun room to the rear, first floor landing, three really well proportioned bedrooms, two being doubles and a large single room, plus a bathroom fitted with a three piece suite. Outside the property has off street parking and gardens to the front and an enclosed garden to the rear.

Located where the property is offers it great access to a range of amenities including bus routes, shops, the post office etc. **NO ONWARDS CHAIN.... MUST BE VIEWED TO BE APPRECIATED!**

ACCOMMODATION

PVC double glazed French style doors give access into the property's entrance hall.

ENTRANCE HALL

With a central heating radiator, coving to the ceiling, stairs rising to the first floor accommodation, ceramic tiled flooring and doors leading off to the ground floor accommodation.

LOUNGE/ DINING ROOM

20'3" into bay x 11'5" max (6.17m into bay x 3.48m max)

This is a lovely sized room and stretches to the full length of the property, it has a PVC double glazed bay window overlooking the front garden and PVC double glazed French style doors giving access into the rear. There are central heating radiators in the bay, a wall mounted gas fire, a further central heating radiator, a wood style laminated floor covering and coving to the ceiling.

KITCHEN

14'9" x 9'5" (4.50m x 2.87m)

Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a twin bowl stainless steel sink unit, a gas cooker point with an extractor canopy above plus a built in understairs storage cupboard and various appliance recesses. The ceramic tiled floor is continued through from the entrance hall and there is a double panel radiator and tiling to the splashback areas.

STORE

This is a useful space, with plumbing for a washing machine, a rolled edge work surface area, a PVC double glazed door to the front and again ceramic tiling to the splashback areas.

GROUND FLOOR W/C

Fitted with a white low flush W/C and a wall mounted wash hand basin. There is full ceramic tiling to the walls and further ceramic tiling to the floor.

SUN ROOM

7'3" x 5'5" (2.21m x 1.65m)

The sun room provides a really useful extra addition to the property and could be used itself as more of a utility space if required. It is constructed of a brick built dwarf wall with PVC double glazed windows to the side and rear and PVC double glazed patio doors giving access into the rear garden plus a wall mounted electric heater.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Having a PVC double glazed window to the rear, a central heating radiator, a built in cupboard housing the gas combination boiler and doors leading off to the remaining accommodation.

BEDROOM 1

12'0" x 10'2" (3.66m x 3.10m)

Having a PVC double glazed window with a nice outlook to the front, a central heating radiator and built in over stairs cupboard which could be used as a wardrobe.

BEDROOM 2

12'0" max x 10'3" (3.66m max x 3.12m)

Another good sized double bedroom, with a pvc double glazed window to the front, fitted wardrobes and once again an over stairs storage cupboard.

BEDROOM 3

8'7" x 7'2" (2.62m x 2.18m)

This is a nice sized 3rd bedroom and has a pvc double glazed window to the rear, a central heating radiator, built in storage cupboard and loft hatch with ladder giving access to the roof void.

BATHROOM

The bathroom is fitted with a three piece suite comprising of a low flush w/c, pedestal wash hand basin and a panelled bath with a mains plumbed shower above. There

is ceramic tiling to the walls, further ceramic tiling to the floor, an electric heater and a pvc double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is an enclosed garden area and block paved section with hedgerow to the sides and cast iron fencing and gates to the front boundary. A dropped kerb provides access to off street parking.

REAR GARDEN

To the rear of the property there is an enclosed rear garden which has a block paved patio and lawned section with hedgerow and timber fencing to the outer boundary including double opening wrought iron gates onto a rear lane. There is a variety of small trees and shrubs inset.

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 installed 2016.

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

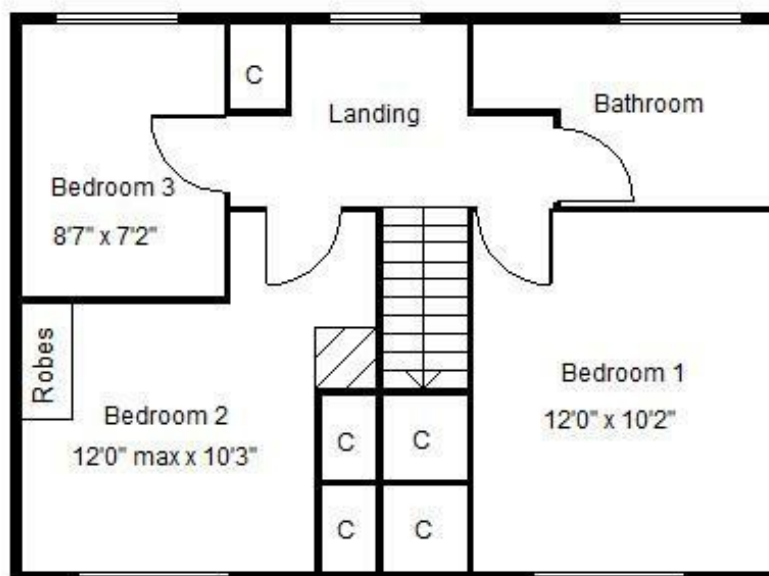
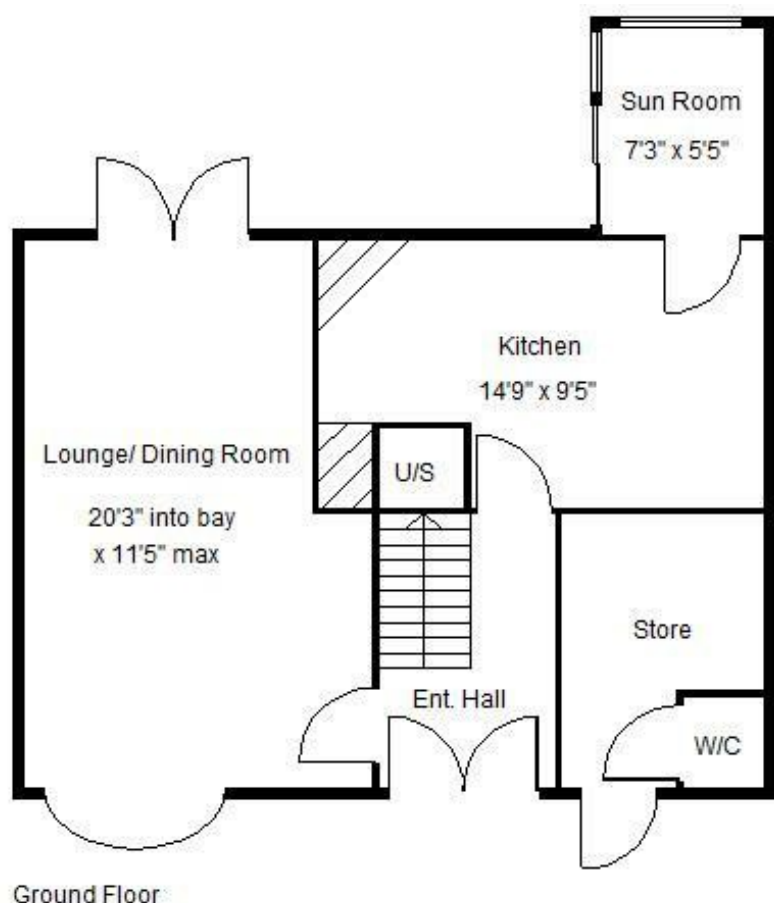
fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		83
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	