

horton knights of doncaster

sales
lettings
and service



St. Patricks Road, Intake, Doncaster, DN2 5EP
Offers Over £165,000

A TRADITIONAL BAY FRONTED 3 BEDROOM SEMI / LONG SIDE DRIVEWAY & GARAGE / 2 SEPARATE RECEPTION ROOMS / GOOD SIZED LIVING / ATTRACTIVE REAR GARDEN / NO CHAIN / EARLY VIEWING ESSENTIAL //

Located on this popular roadway with easy access to the DRI, a good sized traditional style three bedroom semi detached house. It has a gas central heating system via a combination type boiler, some pvc double glazing and briefly comprises: Entrance porch into an entrance hall, two separate reception rooms both with bay windows, modern fitted kitchen, rear lobby, ground floor shower room, three first floor bedrooms, including two large doubles and a modern white bathroom. Outside are front and a good sized rear garden, a long side driveway and a detached brick garage. The property is well placed with access to local amenities and the city centre. No upward chain. Early viewing recommended. Priced to sell.

ACCOMMODATION

Two pvc double glazed double doors open into the entrance portico.

PORCH

This has a glazed interior door which leads into the entrance hall.

ENTRANCE HALL

There is a staircase leading to the first floor accommodation, timber casement secondary double glazed window, central heating radiator, laminate flooring, deep built in under stairs storage cupboard and a door to the front facing reception room.

LOUNGE

16'10" x 11'02" (5.13m x 3.40m)

This is a good sized rear facing reception room, it has a deep pvc double glazed bay window to the rear, a wall mounted gas fire, coving, and a central ceiling light.

DINING ROOM

13'03" x 11'02" (4.04m x 3.40m)

Presently used as a dining room, but equally could be used as a lounge. It has a feature central fireplace with gas fire inset, central heating radiator, pvc double glazed bay window to the front, central ceiling light, and a picture rail.

FITTED KITCHEN

9'9" x 8'8" (2.97m x 2.64m")

The kitchen is fitted with a range of modern high and low level units, finished with a roll edge work surface, there is a four ring ceramic hob with extractor hood above and integrated oven beneath as well as space and plumbing for washing machine, central heating radiator, modern vinyl tile flooring, large pvc double

glazed bay window to the side, and door to the rear lobby.

REAR LOBBY

6'0" x 5'11" (1.83m x 1.80m)

This has a timber casement door to the side and further pvc double glazed door to the garden, vinyl flooring, ceiling light, and door to the ground floor shower room.

GROUND FLOOR SHOWER ROOM

Fitted with a three piece suite comprising of shower cubicle, wash hand basin, low flush w/c, secondary double glazed window, ceiling light, independent electric shower, and an electric bar heater.

FIRST FLOOR LANDING

There is a timber casement double glazed window to the side, ceiling light, coving, and doors to the bedrooms and bathroom.

BEDROOM 1

13'08" x 10'10" (4.17m x 3.30m)

This is a large double bedroom with a deep pvc double glazed bay window to the front, inbuilt wardrobes set to the chimney recesses, ceiling light, and a central heating radiator.

BEDROOM 2

13'02" x 10'09" (4.01m x 3.28m)

A good sized second double bedroom, it has a broad pvc double glazed window to the rear which overlooks the rear garden, a central heating radiator, ceiling light, and a wide built in cupboard set to the chimney recess.

BEDROOM 3

7'11" x 6'08" (2.41m x 2.03m)

A single sized bedroom with a pvc double glazed window, built in storage and a central heating radiator.

BATHROOM

Fitted with a modern white suite that comprises of a panelled bath with shower over, a pedestal wash hand basin and a low flush w/c. There is a contemporary style towel rail/ radiator, vinyl floor covering, an access point into the loft, deep cupboard which houses a wall mounted gas fired combination type boiler supplying domestic hot water and central heating systems, and a ceiling light.

OUTSIDE

To the front of the property there is an attractive lawned garden with brick walling to the perimeter, this leads onto a side drive which provides car standing. The drive continues along the side of the property to a car port and a detached brick garage.

REAR GARDEN

This is a good sized rear garden, it is all enclosed, it has fencing, shrubs and hedging to the perimeters, several ornamental shrubs trees and bushes and an ornamental pond.

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. Combination type boiler. Age TBC

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.

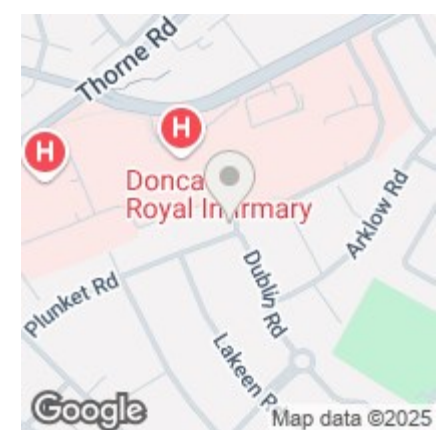
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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		
(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

Current rating: **66** (D)
Potential rating: **83** (B)