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Westmorland Way, Sprotbrough, Doncaster, DN5 7PH
Guide Price £260,000 - £270,000

3 BEDROOM DETACHED HOUSE / POPULAR ROADWAY WITHIN SPROTROUGH VILLAGE / OPEN PLAN LIVING ON THE GROUND FLOOR / SOUTHERLY FACING REAR GARDEN / PARKING AND GARAGE / NO UPWARD CHAIN / NEEDS SIGNIFICANT REFURBISHMENT / VIEWING ESSENTIAL //

Offered with no upward chain, a three bedroom detached house, offering huge potential for the right buyer. The property has a gas radiator central heating system, double glazing and comprises: Entrance hall, ground floor w/c, open plan lounge and dining room, kitchen, rear lean to style garden room, first floor landing, three good sized bedrooms and a house bathroom. Outside, there are enclosed front and rear gardens, the rear enjoys a lovely south-easterly aspect. It is well placed within Sprotbrough village and offers access to amenities including shops, schools etc. and therefore early viewing is highly recommended.

ACCOMMODATION

Two pvc double glazed double opening doors lead into the entrance porch.

ENTRANCE PORCH

This has a timber casement door with a timber casement window to the side which gives access into the entrance hall.

ENTRANCE HALL

There is a central heating radiator, ceiling light and a door to the ground floor w/c.

CLOAKS/ WC

Fitted with a two piece white suite comprising of a low flush w/c, a wash hand basin, a timber casement high level window, a contemporary style towel rail/ radiator and a ceiling light.

OPEN PLAN LOUNGE & DINING ROOM

24'0" x 14'1" (7.32m x 4.29m)

A second door from the entrance hall leads into an open plan lounge and dining room. This is a large open plan reception room, it has a broad pvc double glazed window to the front, two central heating radiators, a staircase giving access to the first floor accommodation, two ceiling lights, modern laminate flooring and a recess fireplace with a multi fuel burner inset. A door from here continues into the kitchen.

KITCHEN

14'1" x 8'0" (4.29m x 2.44m)

Which is fitted with a range of base and walled units with a work surface over, there is a ceramic hob and an integrated oven. There is a pvc double glazed window to the rear, timber casement door, and a composite sink unit. In one of the corner cabinets there is a floor standing gas fired boiler which supplies domestic hot water and central heating systems.

LEAN TO GARDEN ROOM

To the rear of the garage, there is a lean to style garden room. This has a pitched poly carbonate style roof, a central heating radiator and two sets of double glazed sliding doors which give access onto the rear garden.

FIRST FLOOR LANDING

There is a central heating radiator, an access point into the loft space and a tall built in cupboard which houses the hot water cylinder with linen storage over.

BEDROOM 1

14'1" x 10'4" (4.29m x 3.15m)

This is a good sized double room, it extends across the full width of the house, it has a broad pvc double glazed window to the front, a central heating radiator and a ceiling light.

BEDROOM 2

14'1" x 8'3" (4.29m x 2.51m)

A second double room, this has a pvc double glazed window to the rear, a central heating radiator and a ceiling light.

BEDROOM 3

8'3" x 7'8" (2.51m x 2.34m)

There is a pvc double glazed window to the rear, a central heating radiator and a ceiling light.

BATHROOM

Fitted with a three piece coloured suite comprising of a panelled bath, a wash basin and a low flush w/c. There is a pvc double glazed window, a shower mixer, a ceiling light and a central heating radiator.

OUTSIDE

To the front of the property, there is a lawned garden

with shaped hedges. A side drive provides car standing and in turn leads to an attached brick garage.

ATTACHED GARAGE

17'0" x 8'6" (5.18m x 2.59m)

This has a metal up and over door with power and light laid on.

REAR GARDEN

The rear garden enjoys a beautiful southerly aspect. It is all enclosed and mainly lawned with shaped flower beds and borders stocked with a variety of maturing shrubs and plants including a small poly-tunnel and a further timber shed to the side.

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 C.

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, O2 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

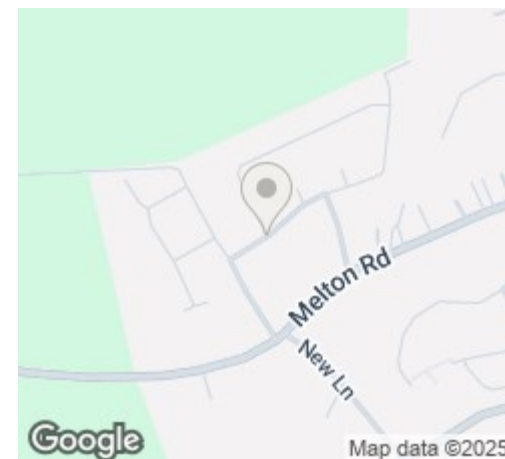
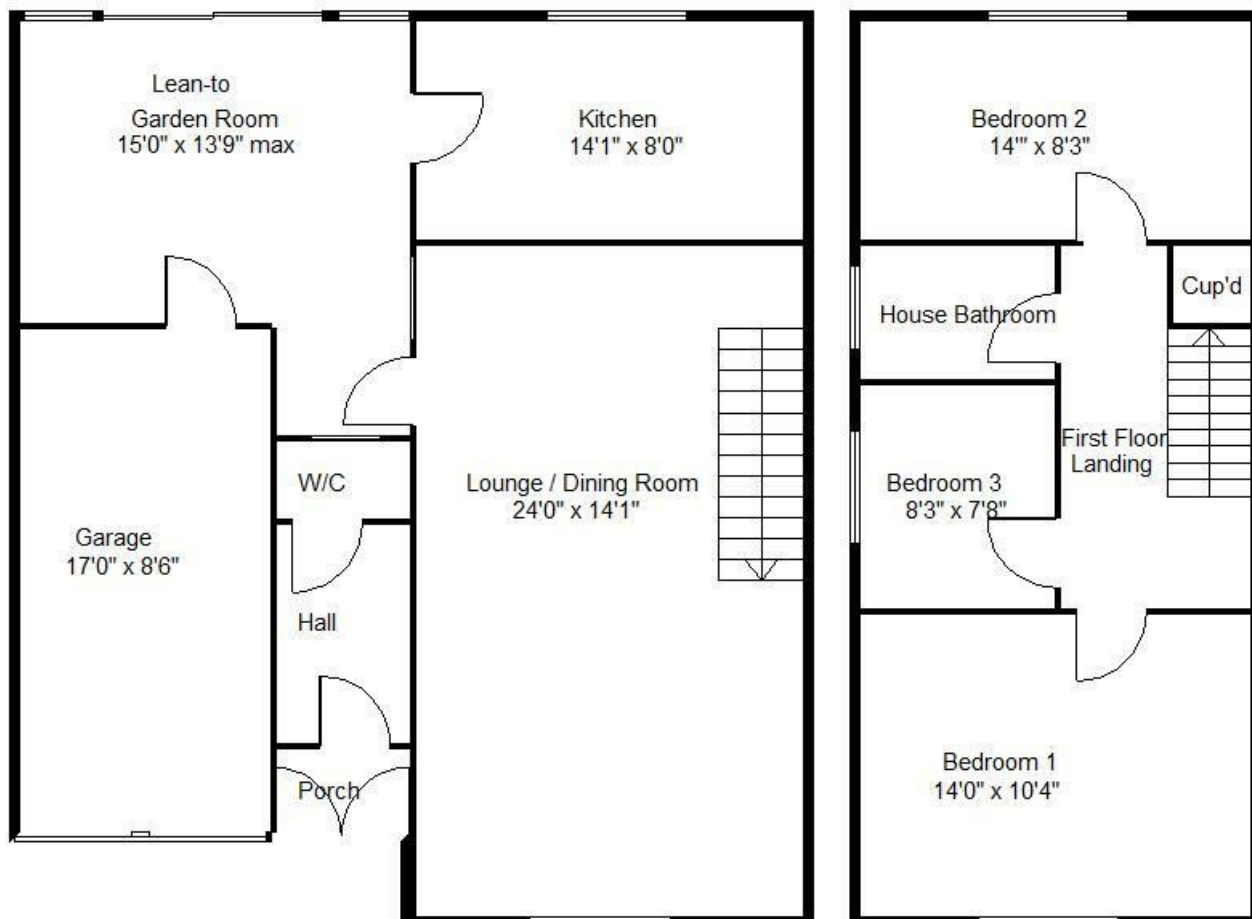
to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional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

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	