

horton knights of doncaster

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Chestnut Avenue, Carcroft, Doncaster, DN6 8AP
Asking Price £150,000

GOOD SIZED 3 BEDROOM SEMI DETACHED HOUSE / LARGE CORNER PLOT WITH AMPLE PARKING / MODERN DECOR THROUGHOUT / LARGE KITCHEN / MODERN CONTEMPORARY BATHROOM / EARLY VIEWING RECOMMENDED //

Located on this popular roadway, a good sized 3 bedroom semi detached house. The property offers spacious family living with large rooms and is finished with modern decor throughout. It has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance lobby into a larger entrance hall, open plan lounge/ dining room, modern kitchen with integrated appliances, PVC double glazed side lobby with storage, first floor landing, 3 good sized bedrooms and a remodeled contemporary style bathroom. Outside, there are large corner gardens with ample off road parking and a secure enclosed rear garden. Well placed with access to local amenities including schools, shops etc, plus access to the A1 and motorway networks. Early viewing recommended.

ACCOMMODATION

A composite double glazed door leads into the property's entrance lobby.

ENTRANCE LOBBY

This has a glazed interior door which leads through into the property's entrance hall.

ENTRANCE HALL

A good sized entrance hall, it has a central heating radiator concealed behind a radiator grille, 2 PVC double glazed windows, a staircase to the first floor landing and a built in understairs storage cupboard. A door from here leads into the open plan lounge and dining room.

OPEN PLAN LOUNGE/ DINING ROOM

13'6" x 9'10" + 13'0" x 12'0" max (4.11m x 3.00m + 3.96m x 3.66m max)

The lounge area is all beautifully finished with a feature wall and a deep recess suitable for a fire, there is a central heating radiator, modern laminate flooring and PVC double glazed sliding patio doors which lead out onto the rear garden. The lounge opens directly into the dining area, which again is a good size. It has laminate flooring, 2 PVC double opening doors which open onto the rear garden, a central heating radiator, coving to the ceiling and an inset central ceiling pendant light. A glazed door from here leads into the kitchen.

FITTED KITCHEN

12'3" x 7'3" (3.73m x 2.21m)

A good size, fitted with a range of high and low level units finished with a rolled edge work surface. There is a single drainer 1 1/2 bowl stainless steel sink unit, a four ring gas hob including a wok burner with an extractor hood above, an integrated double oven, plumbing for an automatic washing machine, a central heating radiator, tiled flooring, a central ceiling light, a PVC double glazed bay window to the front and a PVC double glazed exterior door which gives access into the side lobby.

SIDE LOBBY

This has PVC double glazing including a PVC double glazed exterior door, a central heating radiator and a deep storage cupboard which also houses the gas fired combination type boiler which supplies domestic hot water and central heating systems.

FIRST FLOOR LANDING

As previously described, a staircase leads to the first floor landing. This has a PVC double glazed window to the front, a central ceiling light, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'7" x 10'3" (4.14m x 3.12m)

A good sized double bedroom, it has a PVC double glazed window with an outlook over the rear, a central heating radiator, coving and a central ceiling light.

BEDROOM 2

11'0" x 11'0" max (3.35m x 3.35m max)

A good sized second double bedroom, it has a PVC double glazed window with an outlook to the rear, coving, a central ceiling light and a central heating radiator.

BEDROOM 3

11'0" x 6'7" (3.35m x 2.01m)

A comfortable single bedroom, it has a PVC double glazed window to the front, a central heating radiator, laminate flooring and a ceiling light.

BATHROOM

Recently remodeled and refitted with a large shower style bath including a rainfall style shower head, a wash hand basin set to a vanity unit and a low flush W/C. All smartly finished with tiling to the four walls including coordinating floor tiling, a contemporary style towel rail/ radiator, a PVC double glazed window, coving, a central ceiling light, a wall mirror and an extractor fan.

OUTSIDE

The property stands on an attractive corner plot, it has enclosed gardens to the front with brick walling and ornamental wrought iron rail work above. It is principally lawned with shaped flower beds, double opening gates give access onto a block paved driveway providing ample parking.

REAR GARDEN

All nicely enclosed, the rear garden has a paved patio and sitting area extending across the rear elevation which in turn leads to a lawn, where there are concrete posts and timber fencing to the perimeters. There is also a useful timber storage shed.

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. Fitted January 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.

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

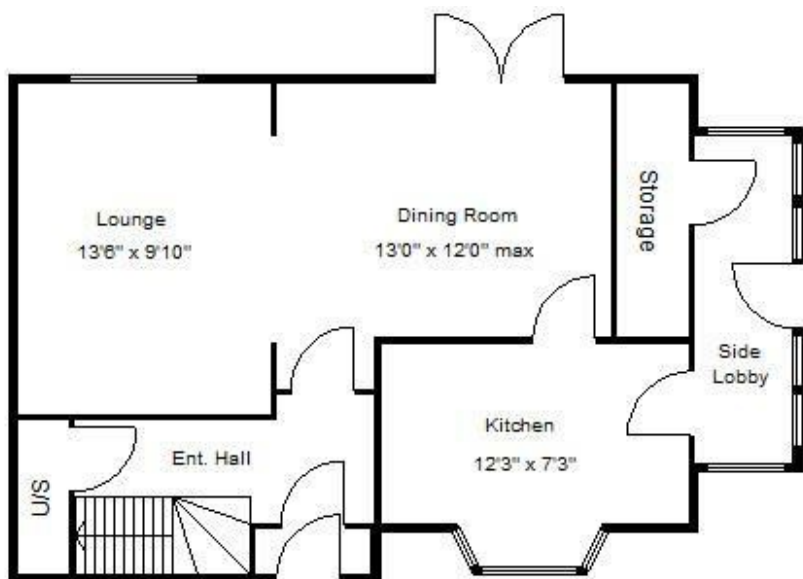
fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

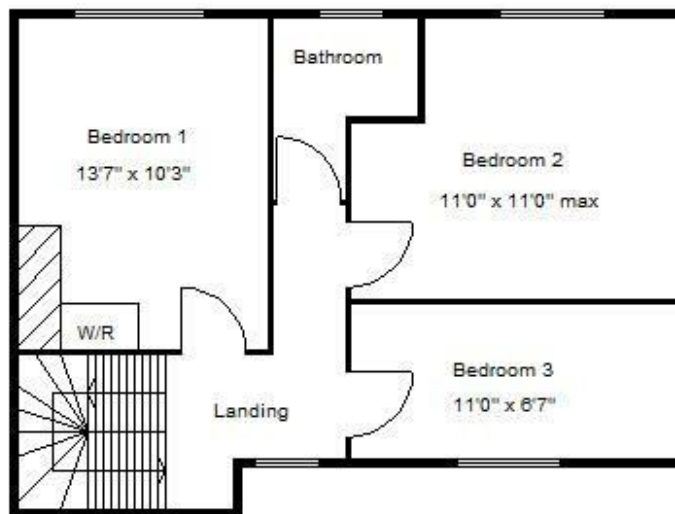
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Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(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	