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Grange Road, Woodlands, Doncaster, DN6 7PY
Offers Over £135,000

A GOOD SIZED 3 BEDROOM MID TERRACE / LARGE REAR GARDEN / MODERN GREY KITCHEN / OFF ROAD PARKING / 3 SPACIOUS BEDROOMS / FIRST FLOOR BATHROOM / CHAIN FREE //

Located on this established roadway, a good sized 3 bedroom mid terraced house. It has a gas radiator central heating system (via a back boiler), PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, a spacious lounge with double doors into the rear garden, a modern grey coloured kitchen with integrated cooking appliances, separate utility room, first floor landing, 3 good sized bedrooms and a bathroom with a white suite. Outside are attractive gardens with off road parking to the front and a large enclosed rear garden. Well placed with access to local amenities within Woodlands including a variety of local shops, schools etc plus easy access onto the A1 motorway network. Offered with NO ONWARD CHAIN. VIEWING RECOMMENDED.

ACCOMMODATION

A PVC double glazed entrance door with decorative glazing inset leads into the property's entrance hall.

ENTRANCE HALL

There is a staircase to the first floor accommodation, a central ceiling light and a door to the lounge.

LOUNGE

16'7" x 11'7" (5.05m x 3.53m)

An attractive and good sized reception room, it has two PVC double glazed windows to the front and two PVC double glazed double opening doors to the rear, a feature central fireplace with a gas fire and a back boiler supplying the domestic hot water and central heating systems. There is modern laminate flooring, coving, a central ceiling light and a central heating radiator.

DINING KITCHEN

16'7" x 10'4" max (5.05m x 3.15m max)

Fitted with a range of high and low level units finished with a grey high gloss cabinet door and a contrasting work surface. There is a tiled splashbacks, a four ring ceramic hob, an integrated oven, an extractor hood and an integrated fridge. There are two PVC double glazed windows to the front and rear elevations, a tiled floor covering, a central heating radiator and a doorway into a utility room.

UTILITY ROOM

With plumbing for a washing machine, a PVC double glazed window and a central ceiling light.

FIRST FLOOR LANDING

There is a PVC double glazed window which gives an outlook over the property's rear garden, a central ceiling light, a cupboard which houses the fuse box and doors to the bedrooms and bathroom.

BEDROOM 1

11'6" x 11'6" (3.51m x 3.51m)

A large double bedroom, it has a PVC double glazed window to the front, a central heating radiator, laminate flooring, a central ceiling light and a built in double wardrobe style cupboard plus a further built in cylinder cupboard which houses the hot water cylinder with linen storage above.

BEDROOM 2

12'8" x 8'3" (3.86m x 2.51m)

A large second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, coving and a central ceiling light.

BEDROOM 3

9'9" x 8'1" (2.97m x 2.46m)

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

BATHROOM

Fitted with a white suite comprising of a panelled bath with a shower over including a glazed shower screen, a wash hand basin and a low flush W/C. There is tiling to the four walls, a waterproof style ceiling, a ceiling light, a PVC double glazed window and a central heating radiator.

OUTSIDE

To the front of the property there is an enclosed garden area, this has brick walling to the perimeters including double opening gates which give access onto a parking space. A shared passageway continues to the side of the property and leads into the rear garden via a gated entrance.

REAR GARDEN

The rear garden is a particularly good size, it has fencing to the perimeters, a paved patio and sitting area which extends onto a lawn with a further garden area beyond. There are shaped flower beds and borders stocked with a variety of maturing shrubs and plants plus a detached brick store and two timber storage sheds.

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 unknown.

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, 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

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.

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