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Canterbury Road, Wheatley, Doncaster, DN2 4HX  
Offers Over £169,995

**Set in this popular location, a spacious 3 bedroom semi detached house, offered with no onwards chain.**

A really spacious and well presented semi detached house set in this lovely position, offering great access to Doncaster Royal Infirmary and surrounding amenities. The accommodation on offer comprises: Entrance porch, large open plan living dining room, fitted kitchen, ground floor W/C and outbuildings, first floor landing, 2 really well proportioned double bedrooms, a lovely sized single bedroom and a shower room with a white suite. Outside, the property is equally well served with gardens to 3 sides, a driveway and a detached garage. As mentioned, the amenities on offer closeby are abundant, with schools, bus routes, shops, shopping centres and DRI. The property is offered with no onward chain and must be viewed to appreciate all it has to offer.

**ACCOMMODATION**

A PVC double glazed entrance door gives access to the entrance porch.

**ENTRANCE PORCH**

With wood panelling to shoulder height to the walls and an internal door leading into the open plan living dining room.

**OPEN PLAN LIVING DINING ROOM**

**21'9" max x 17'10" max (6.63m max x 5.44m max)**

This is a large living space with plenty of natural light having twin aspect PVC double glazed windows to the front and rear elevations, 2 central heating radiators, a decorative fire surround with a marble effect inset and hearth and a living flame gas fire plus a useful understairs storage cupboard.

**KITCHEN**

**10'10" x 8'7" (3.30m x 2.62m)**

The kitchen is fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl stainless steel sink and tiled splashbacks. There is a gas cooker point with appliance recess and plumbing for a washing machine, further ceramic tiling to the floor, a PVC double glazed window to the rear elevation, a pantry style cupboard which houses the meters and fuse box with a PVC double glazed window to the side and a PVC double glazed door giving access to the side lobby and outbuildings.

**GROUND FLOOR W/C**

Fitted with a white low flush W/C, a PVC double glazed window to the side and full ceramic tiling to the walls.

**OUTBUILDINGS**

The outbuildings are in themselves, extremely useful,

providing internal storage for tools, bicycles etc.

There is a PVC double glazed window to the front and a timber and glazed door giving access into the rear garden.

**INNER LOBBY**

From the lounge area, a door leads into the inner lobby. There is a walk in storage cupboard with a PVC double glazed window to the front and from the lobby, a staircase gives access to the first floor landing.

**FIRST FLOOR LANDING**

With a PVC double glazed window to the side, access to the loft space with a ladder, a central heating radiator and doors to the remaining accommodation.

**BEDROOM 1**

**11'5" max x 10'8" (3.48m max x 3.25m)**

A large double bedroom, with a PVC double glazed window to the front and fitted wardrobes.

**BEDROOM 2**

**14'0" x 10'10" (4.27m x 3.30m)**

Another really good sized double bedroom, it has a PVC double glazed window to the rear, a built in storage cupboard and a ceiling light.

**BEDROOM 3**

**9'4" x 7'9" (2.84m x 2.36m)**

This is a good size for a third bedroom, it has a PVC double glazed window to the front, and a built in storage cupboard over the stairs.

**SHOWER ROOM**

Fitted with a 3 piece suite comprising of a low flush W/C, a pedestal wash hand basin and a double width shower cubicle housing a wall mounted electric shower with a brushed aluminium and glass shower

screen. There is ceramic tiling to the walls, a marble effect vinyl floor covering, a chrome heated towel rail and a PVC double glazed window plus PVC panelling to the ceiling and brushed aluminium spotlights inset.

**OUTSIDE**

The property sits on a corner plot and has a large lawned garden to the front, with concrete posts and concrete panels to the boundary. The lawned garden extends to the side of the property where there is cast iron gates to a driveway, providing off road parking and in turn leads to a concrete sectional garage.

**DETACHED GARAGE**

With a personnel door to the left, light and power supplied.

**REAR GARDEN**

Again, this is a lovely space to have, it has 2 areas of shaped lawn with conifer trees providing a good amount of screening for privacy plus there is a timber storage shed chicken mesh fencing to the boundary.

**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 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

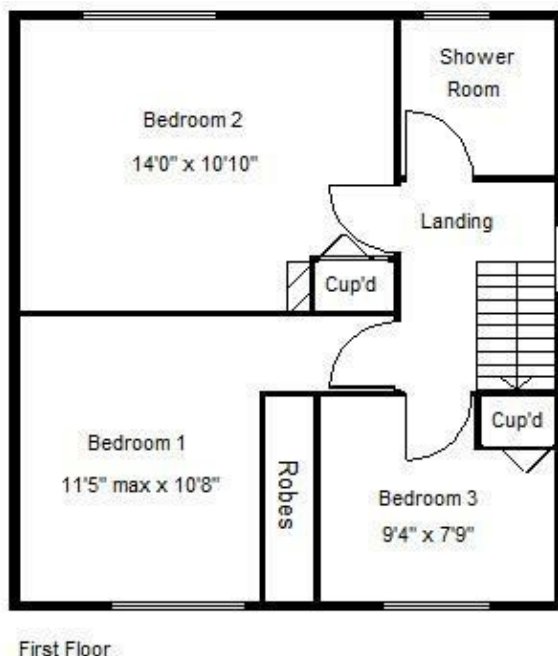
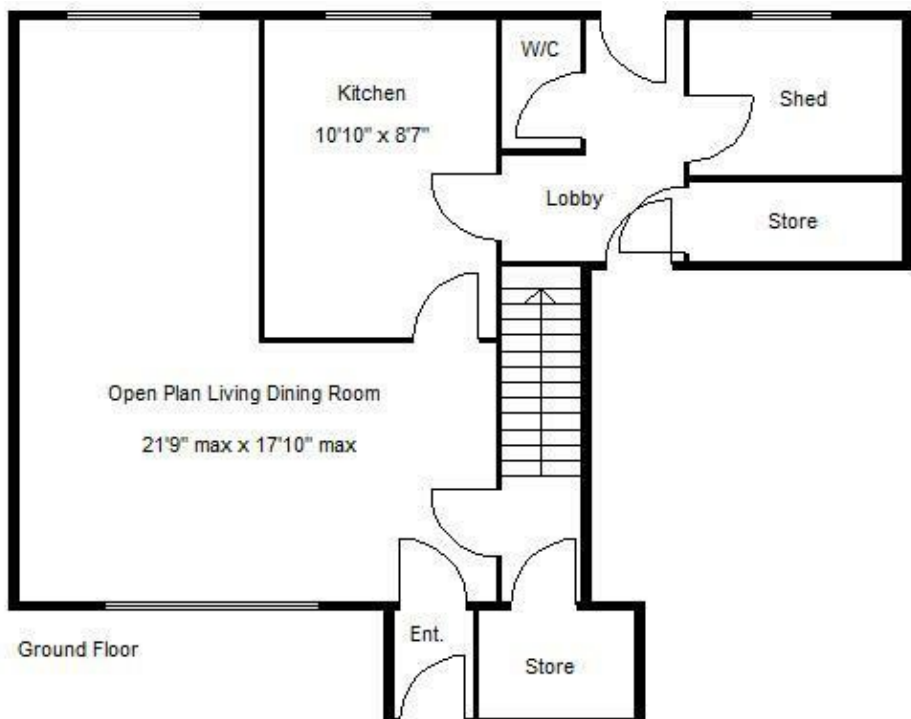
the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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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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			
		67	81
England & Wales		EU Directive 2002/91/EC	