

horton knights of doncaster

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Anchorage Crescent, Sprotbrough, Doncaster, DN5 8DU  
Guide Price £180,000 - £185,000

**IMMACULATE REFURBISHED 3 BEDROOM SEMI / POPULAR SPROTROUGH CUL-DE-SAC / WIDE DRIVEWAY AND ATTACHED BRICK GARAGE / NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES / NEW PVC WINDOWS & DOORS / GOOD ACCESS TO THE CITY CENTRE / NO ONWARDS CHAIN / EARLY VIEWING RECOMMENDED //**

Ready to move into an attractive, refurbished 3 bedroom semi detached house with vacant possession. It has a new central heating system via a combination type boiler (approx. 3 yrs old), new PVC double glazing, Updated wiring to current regs with EICR, Oak style interior doors etc. etc. and briefly comprises: New contemporary front door, entrance hall, spacious front facing lounge with a feature panelled wall, newly fitted dining kitchen with integrated appliances and a patio door to the rear garden, first floor landing, 3 bedrooms (2 doubles and 1 single/ nursery) plus a fully tiled bathroom. Outside, there is parking to the front and an attached brick garage. Located within walking distances of Doncaster City Centre and all of it's amenities, plus access to good local schools and shops. MOTIVATED SELLER PRICED TO SELL.

**ACCOMMODATION**

A canopy gives shelter to a newly installed contemporary style double glazed entrance door, which leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, a single panel central heating radiator, a ceiling light, coat rail and an oak interior door (which can be found throughout the remainder of the property) leads into an attractive front facing lounge.

**LOUNGE**

**14'4" into bay x 11'2" (4.37m into bay x 3.40m)**

This has a deep PVC double glazed bay window to the front, feature acoustic panelling to one wall, a central heating radiator, cornicing to the ceiling, a central ceiling light and a deep built in understairs storage cupboard. A door from here leads into the kitchen.

**OPEN PLAN DINING KITCHEN**

**14'4" x 9'10" (4.37m x 3.00m)**

This is all smartly finished with a range of newly fitted high and low level units with 'soft close' cabinet doors and drawers, a complimentary work surface. Integrated appliances include a four ring gas and glass hob, extractor hood, an integrated oven, plus a combination style microwave. A deep recess suitable for a washing machine and room for a tall fridge freezer. There is a composite single drainer sink unit with a mixer tap, a PVC double glazed window with an outlook over the property's rear garden, further PVC double glazed sliding patio door, a timber effect tiled floor covering, a contemporary style tall radiator, inset spotlighting to the ceiling and coving.

**FIRST FLOOR LANDING**

There is a PVC double glazed window to the side and doors to the bedrooms and bathroom.

**BEDROOM 1**

**11'6" x 8'9" (3.51m x 2.67m)**

A good sized double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, a ceiling light and an access point into the loft space.

**BEDROOM 2**

**10'8" x 8'9" (3.25m x 2.67m)**

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

**NURSERY / BEDROOM 3**

**7'8" x 5'4" (2.34m x 1.63m)**

A smaller single/ nursery size room or a perfect home office. It has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator and a central ceiling light.

**BATHROOM**

Fitted with a white suite that comprises of a cast panelled bath with a mixer shower over, a wash hand basin and a low flush W/C. There is tiling to the four walls, coordinating floor tiling, a contemporary style towel rail/ radiator, a PVC double glazed window, an extractor fan and a ceiling light.

**OUTSIDE**

To the front of the property there is a wide tarmac driveway which provides car standing and in turn leads to an attached brick garage. The front has been

recently turfed, with fencing and hedging to the perimeters.

**GARAGE**

**17'6" x 13'0" max (5.33m x 3.96m max)**

With an up and over door, power and light laid on. It also houses the gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**REAR GARDEN**

The rear garden is all enclosed with a paved patio and sitting area extending across the rear elevation and a seeded and turfed lawn.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Newly installed 2025 ( except patio door)

HEATING - Gas radiator central heating. New system 2025 Age of boiler approx 2022.

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,

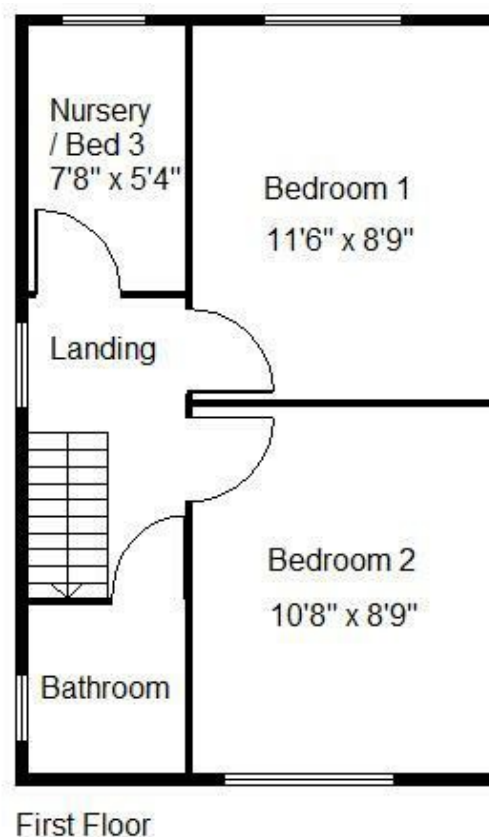
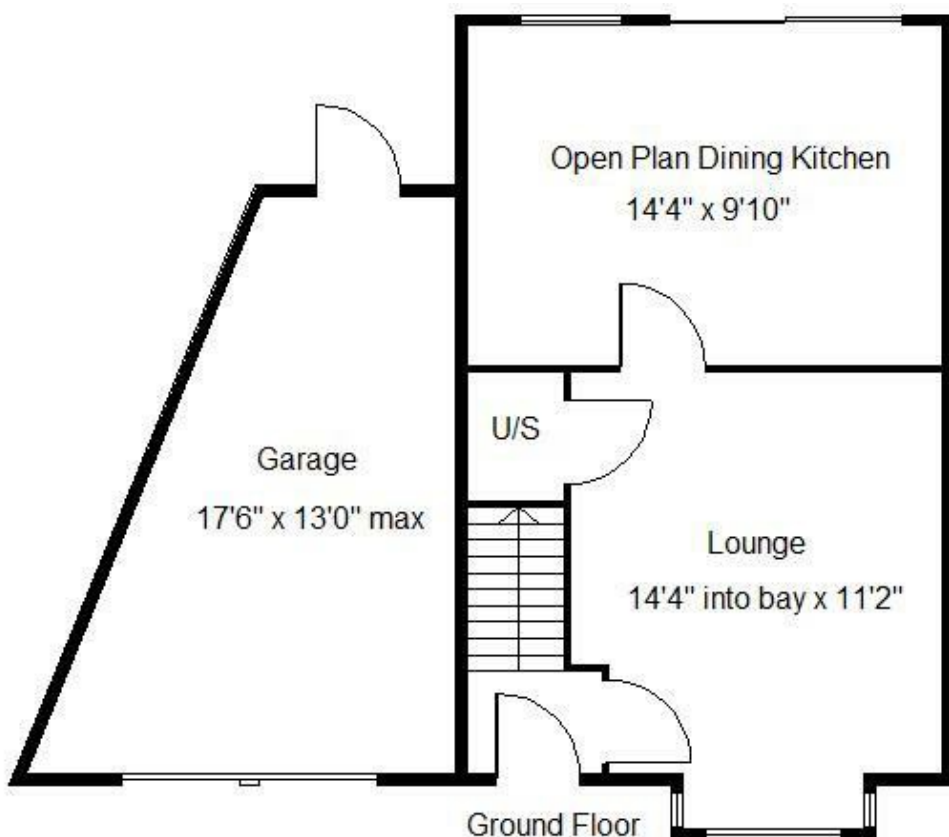
however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly 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		85
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	