

horton knights of doncaster

6 North Square, Edlington, Doncaster, DN12 1ED



*** GUIDE PRICE £125,000 - £130,000 ***

Tucked away in this nice cul-de-sac position, a well proportioned semi detached house has gas fired central heating via a combi boiler, PVC double glazing throughout and briefly comprises: Entrance hall with stairs to the first floor, twin aspect lounge, dining kitchen with a range of fitted units and integrated appliances, first floor landing, 3 good sized bedrooms including 2 double rooms and a bathroom with a white suite. Outside the property has a really nice enclosed rear garden, add to this it's location, with regards to local amenities including bus routes, schools, supermarkets, shops and the A1. An excellent opportunity for first time buyers/ investors, offered with NO ONWARD CHAIN. Viewing is highly recommended.

Guide Price £125,000



ACCOMMODATION

A PVC double glazed entrance door with a double glazed fan light above gives access to the entrance hall.

ENTRANCE HALL

With stairs rising to the first floor and doors leading to the ground floor accommodation.

LOUNGE

4.88m x 3.45m (16'0" x 11'4")

This is a lovely bright room with twin aspect PVC double glazed windows to the front and rear elevations, a central heating radiator and coving to the ceiling.

DINING KITCHEN

4.88m x 3.15m (16'0" x 10'4")

Again with a twin aspect, having PVC double glazed windows to the front and rear, the kitchen is fitted with a range of oak style wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink with tiled splashbacks. There is an electric oven with a brushed stainless steel gas hob and a matching extractor hood above plus plumbing for a washing machine with appliance recess, ceramic tiling to the floor, a double panel central heating radiator and a useful understairs storage cupboard. A door from here leads to the rear lobby.

REAR LOBBY

With ceramic tiled flooring continuing through from the dining kitchen, a central heating radiator, a PVC double glazed window to the rear and an overhead meter cupboard. From here, a further door leads to the ground floor W/C.

GROUND FLOOR W/C

Fitted with a white low flush W/C, a central heating radiator, ceramic tiled flooring, further ceramic tiling to the splashbacks and a PVC double glazed window to the rear.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing. Having 2 PVC double glazed windows to the rear elevation, a double panel central heating radiator and doors leading off to the remaining accommodation.

BEDROOM 1

3.18m x 3.07m (10'5" x 10'1")

A good sized double bedroom with a PVC double glazed window to the front, a central heating radiator, coving to the ceiling and a large walk in over stairs storage cupboard with hanging rail and housing the gas combination boiler.

BEDROOM 2

3.48m x 2.39m (11'5" x 7'10")

Another good sized double room, there is a PVC double glazed window to the front, a central heating radiator and coving to the ceiling.

BEDROOM 3

2.51m x 2.39m (8'3" x 7'10")

This is a nice size single room, it has a PVC double glazed window overlooking the rear garden, a central heating radiator and coving to the ceiling.

BATHROOM

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with mixer tap attachment. There is tiling to the bathing and splashback areas, further ceramic tiling to the floor, a central heating radiator and a PVC double glazed window to the rear.

OUTSIDE

To the front of the property, there is a shared pedestrian access which is laid to concrete and leads to the front entrance door.

REAR GARDEN

The rear garden is generous in size, it has a large patterned concrete patio leading to 3 separate areas of lawn, with timber fencing to the boundary and a brick built store providing useful storage space.

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 2009. Last Serviced Feb 2024.

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.

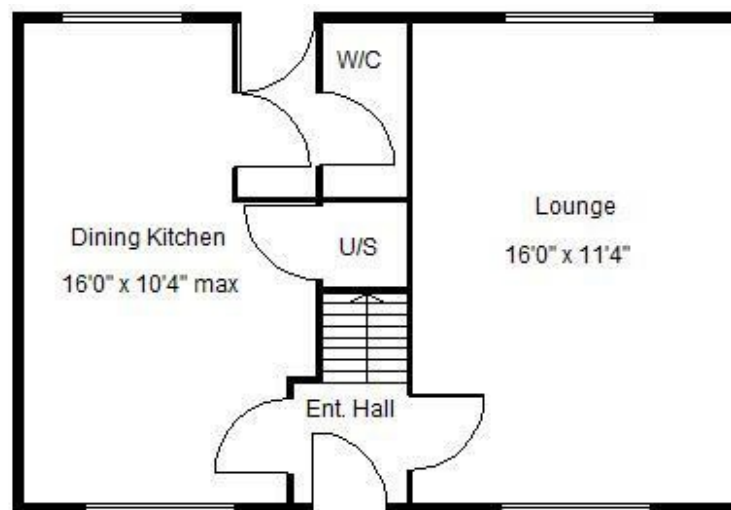
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OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

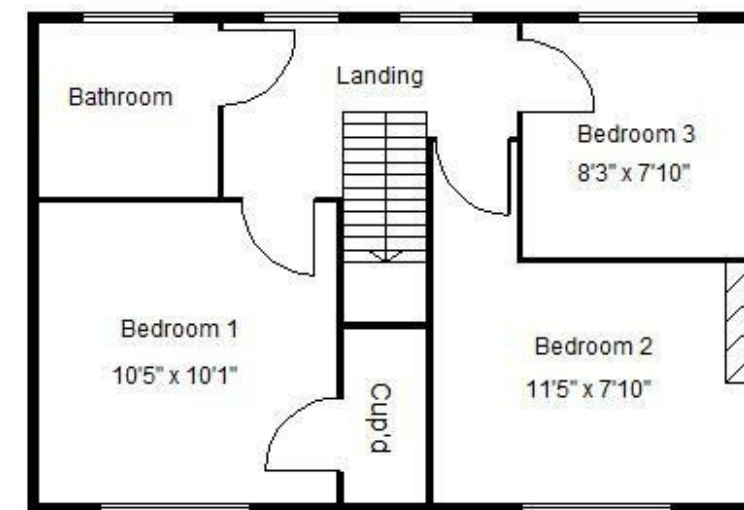
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Ground Floor



First Floor