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Oswin Avenue, Balby, Doncaster, DN4 0PA
Guide Price £110,000 - £120,000

A SUBSTANTIAL 3 BEDROOM FORECOURTED TERRACED HOUSE / SPACIOUS LIVING ROOMS / LARGE FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES / THREE LARGE BEDROOMS/ BATHROOM WITH SHOWER / POPULAR LOCATION WITH EASY ACCESS TO THE CITY CENTRE //

Located with good access to the city centre, a substantial three bedroom period style forecourted terraced house. The property has a gas central heating system, PVC double glazing and briefly comprises: Long entrance hall with stairs to first floor, lounge, separate dining area, large fitted kitchen with integrated cooking appliances and a door down to cellar, first floor landing, three good sized bedrooms and a modern white bathroom with shower. Outside there is a four court garden with an enclosed rear courtyard style garden. Good access to local schools, shops etc. plus easy access to the city centre and the A1/ motorway networks.

ACCOMMODATION

A new composite double glazed door with fanlight over leads into a long entrance hall.

ENTRANCE HALL

This has high ceilings, ornate cornicing, central heating radiator, laminate flooring and a staircase to the far end which gives access to the first floor accommodation.

LOUNGE

14'2" into bay x 9'9" (4.32m into bay x 2.97m)

A door leads into a front facing lounge, this is a good sized attractive room, it has a broad PVC double glazed bay window to the front, feature fire place with electric fire inset, coving to the ceiling, central ceiling light, and a central heating radiator, this opens directly into the dining room.

DINING ROOM

13'6" x 10'0" (4.11m x 3.05m)

There is a second door from the entrance hall leading into the dining room. This has a PVC double glazed window to the rear elevation, central heating radiator, central ceiling light, and door to a large kitchen.

FITTED KITCHEN

14'0" x 9'2" (4.27m x 2.79m)

This is fitted with a range of high and low level units, finished with a roll edge work surface over. There is a four ring ceramic hob, extractor hood, integrated oven. There is also a one and a half bowl composite style sink with a mixer tap, plumbing for automatic washing machine, two PVC double glazed windows to the rear and side elevations, PVC double glazed exterior door, tiled flooring, central heating radiator, ceiling light, and a second door from here continues and gives access down into the cellars.

The cellars offer additional useful storage.

FIRST FLOOR LANDING

A galloried style landing with a spindle banister rail, an access point into the loft space via a timber loft ladder, a deep built in storage cupboard and doors to the bedrooms and bathroom.

BEDROOM 1

12'10" x 12'0" (3.91m x 3.66m)

This is a large double bedroom, it has a pvc double glazed window to the front, central heating radiator, a range of fitted bedroom furniture concealing hanging rail and storage.

BEDROOM 2

13'4" x 8'0" (4.06m x 2.44m)

This is a good sized second double bedroom, it has a PVC double glazed window to the rear, central heating radiator, polished boarded flooring and a central ceiling light.

BEDROOM 3

8'8" x 8'6" (2.64m x 2.59m)

This is a comfortable third bedroom as evidenced by the room measurements. There is a PVC double glazed window with an outlook to the rear, central ceiling radiator, ceiling light and a built in corner cupboard which houses the hot water cylinder with linen store and space above.

HOUSE BATHROOM

This is fitted with a white suite comprising of a shower style bath with shower over including a shower screen, wash basin set onto vanity top, and a low flush w/c. There is a tiled floor covering, PVC double glazed window and a ceiling light.

OUTSIDE

To the front of the property there is a forecourt garden.

REAR GARDEN

There is brick walling to the perimeters, a pedestrian gate in the rear wall which gives access onto a wide rear lane. The garden itself is paved with ornamental planters and borders providing colour.

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.

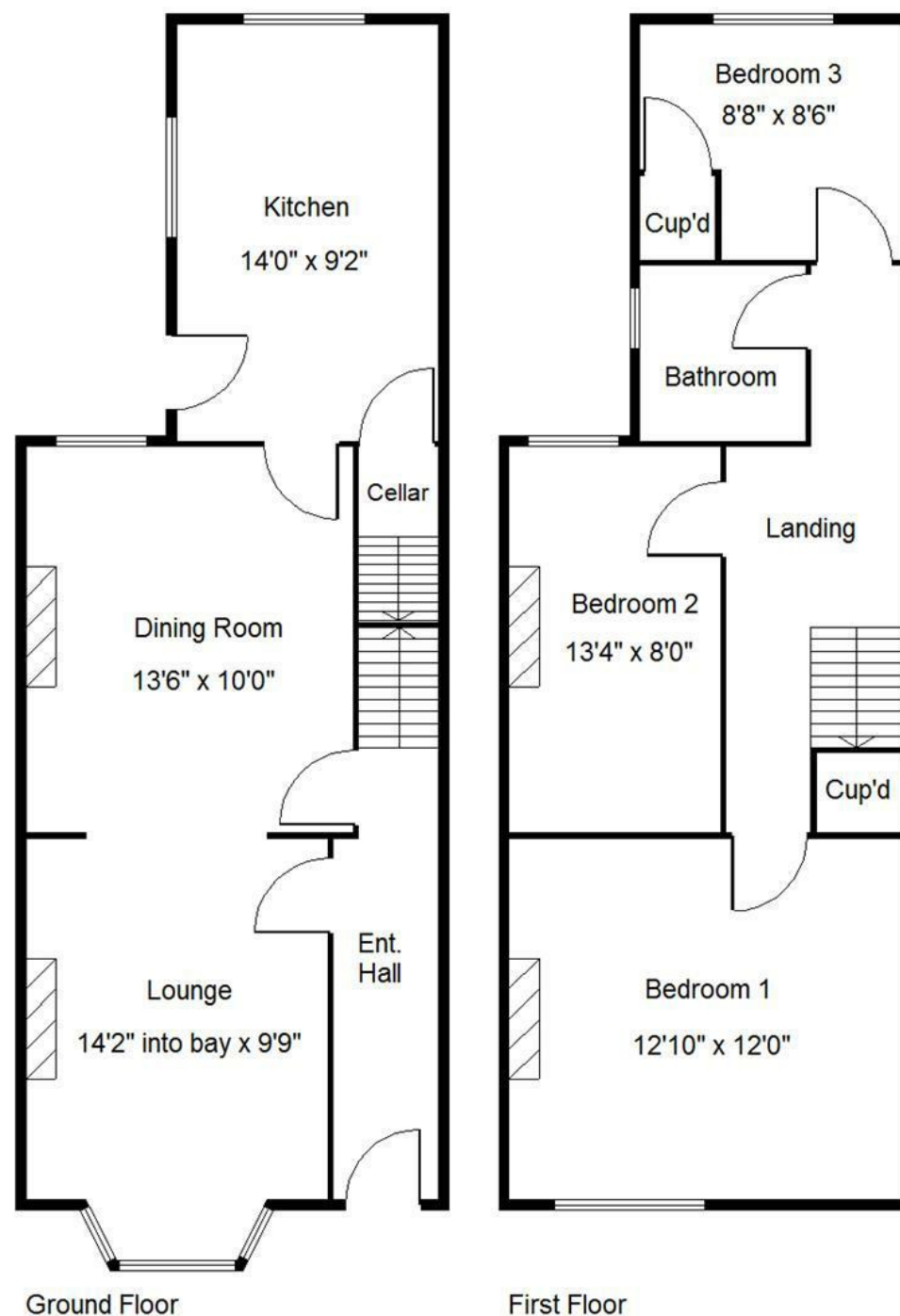
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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	
	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	
England & Wales	EU Directive 2002/91/EC