

sales  
lettings  
and service

horton knights of doncaster



East Avenue, Woodlands, Doncaster, DN6 7NJ  
Guide Price £70,000 - £80,000



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**HUGE POTENTIAL / LARGE 3 BEDROOM END HOUSE / WELL PROPORTIONED ROOMS / NICE FRINGE POSITION WITHIN WOODLANDS / NEEDS UPDATING / NO CHAIN / VIEWING ESSENTIAL //**

This large end terraced house offers so much scope and potential, ripe for a renovation. It has a gas central heating system (not tested), pvc double glazing and comprises: Entrance Porch, WC, Utility room, kitchen large open plan living room, first floor landing, 3 bedrooms, bedroom 1 with bathroom off and 2 further good sized bedrooms. Outside is an enclosed garden. Woodlands has a wealth of local amenities, including local shops, schools and good access to the A1 and motorway networks. PRICED TO SELL THEREFORE EARLY VIEWING IS ESSENTIAL.

**ACCOMMODATION**

A PVC double glazed entrance door leads into an entrance porch.

**ENTRANCE PORCH**

There are doors to the ground floor wc, utility room and kitchen.

**DOWNSTAIRS WC**

Low flush wc, pvc window to the side, ceiling light.

**UTILITY ROOM**

6'8" x 4'2" (2.03m x 1.27m)  
Plumbing for washing machine.

**KITCHEN**

9'6" x 7'6" (2.90m x 2.29m)  
A range of base and wall units with a work surface over, single drainer stainless sink unit, built in gas hob, oven and cooker hood. There is a PVC double glazed window, tiled floor covering and door to understairs cupboard which has a timber casement window, and light.

**LOUNGE**

23'4" x 15' max (7.11m x 4.57m max)  
This is a large open plan living space. It has a PVC double glazed window to the rear, further PVC double glazed doors with matching side screen giving access into the garden. Double panelled central heating radiator, two ceiling lights, wall mounted gas fire. A door from here leads to the first floor landing.

**FIRST FLOOR LANDING**

There is a high level PVC double glazed window, access into the loft space, and doors to the bedrooms.

**BEDROOM 1**

12'6" x 11' (3.81m x 3.35m)  
A double sized bedroom with a PVC double glazed window, central heating radiator and a central ceiling light.

**BATHROOM**

7'4" x 6'4" (2.24m x 1.93m)  
Fitted with a white suite that comprises of a panelled bath, wash basin, low flush wc, independent electric shower, PVC double glazed window, central heating radiator.

**BEDROOM 2**

13' x 8'10" (3.96m x 2.69m)  
A second double bedroom, it has a PVC double glazed window to the front, central heating radiator and central ceiling light.

**BEDROOM 3**

12' x 9'6" (3.66m x 2.90m)  
A third double bedroom it has a PVC double glazed window to the rear of the property, central heating radiator and central ceiling light. There is a built in cupboard which houses hot water cylinder with linen storage.

**OUTSIDE**

To the front there is a small forecourt style garden.

**REAR GARDEN**

To the rear there is an enclosed garden area with pedestrian gate, fencing and hedging to perimeters.

**AGENTS NOTES:**

TENURE - FREEHOLD.

**SERVICES** - All mains services are connected to the property.

**DOUBLE GLAZING** - PVC double glazing, where stated. Age of units various.

**HEATING** - Gas radiator central heating. Back boiler (age tbc), not tested.

**COUNCIL TAX** - Band A

**BROADBAND** - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 100 mbps.

**MOBILE COVERAGE** - Coverage is available with EE.

**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

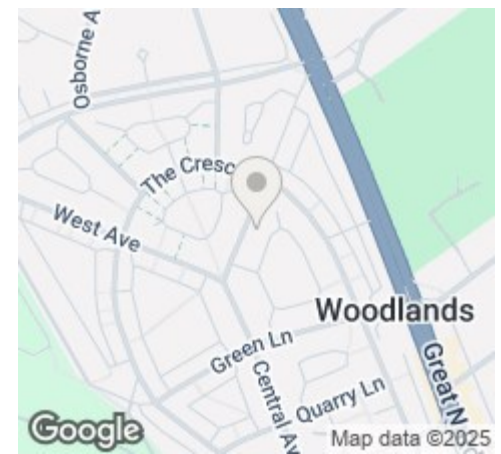
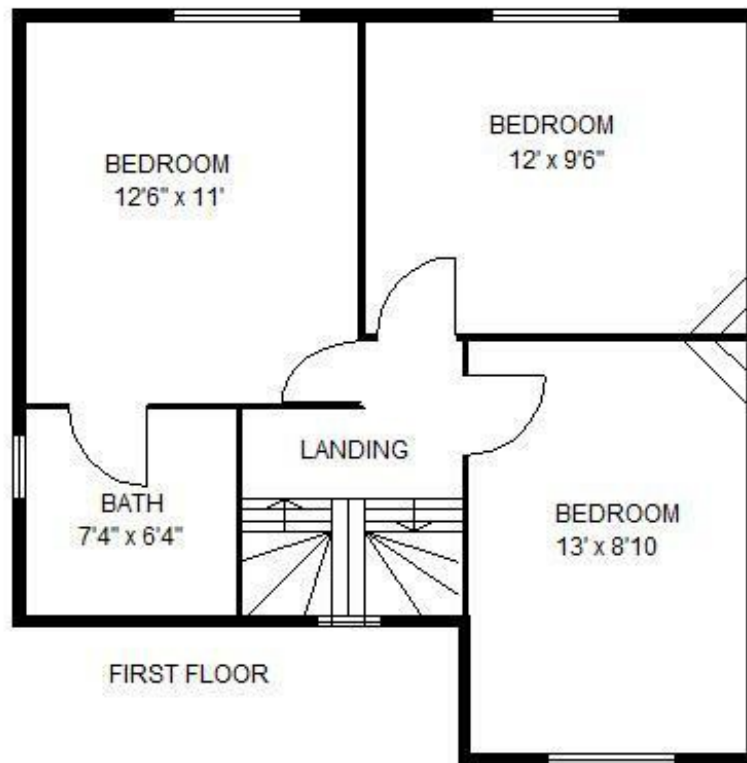
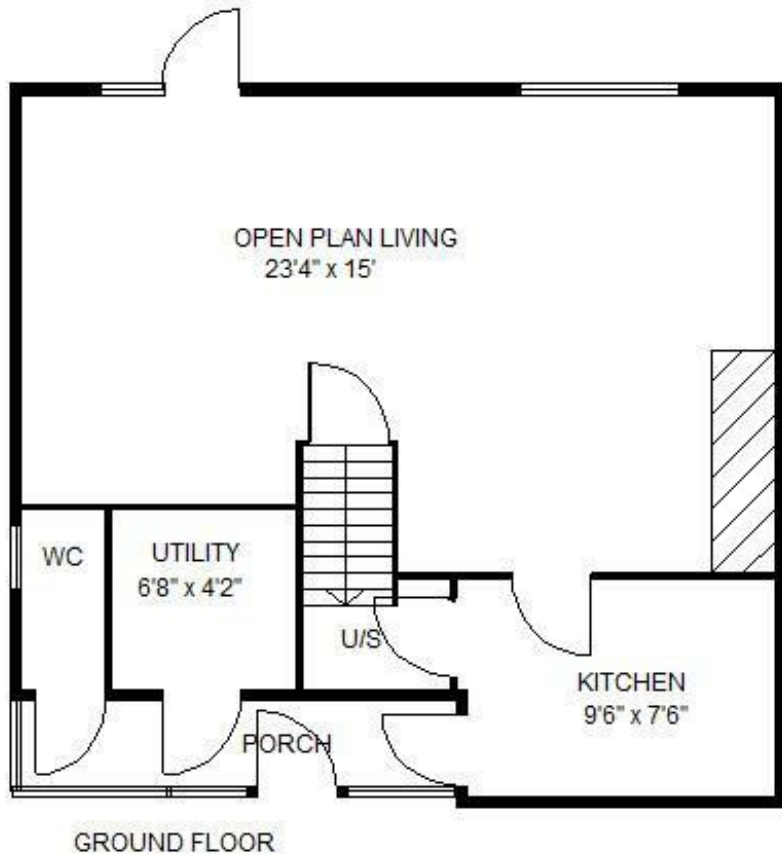
contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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**FREE VALUATIONS** - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC