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lettings
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horton knights of doncaster



Wentworth Road, Wheatley, Doncaster, DN2 4BP
Offers Over £149,995

Wonderfully positioned and smartly presented 3 bedroom townhouse / PVC double glazing / Gas fired central heating / Good sized rear garden / Detached garage / Access to amenities / No onward chain and vacant position / Viewing highly recommended //

Offered with no onward chain, this wonderfully positioned and smartly presented townhouse offers accommodation with the benefit of PVC double glazing and gas fired central heating via a combi boiler and comprises entrance hall with mosaic tiled floor, lounge, separate dining room, fitted kitchen, first floor landing, three really good sized bedrooms including two large doubles and a good size single and a bathroom with a white suite. Outside the property has a small forecourt to the front and a really good sized rear garden with a detached garage at the far end. Situated where it is, offers a great access to a wealth of amenities including Doncaster Royal Infirmary, bus routes, schools, town centre and many other beyond. All in all an excellent opportunity with no onward chain and vacant position. Viewing is highly recommended to appreciate all it has to offer.

ACCOMMODATION

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

ENTRANCE HALL

9'8" x 6'0" (2.95m x 1.83m)

A nice bright entrance hall with stairs rising to the first floor and built in understairs cupboard, central heating radiator, dado rail and beautiful mosaic tiled floor. A door leads to the lounge.

LOUNGE

10'4" x 14'0" into bay (3.15m x 4.27m into bay)

Having a PVC double glazed bay window the front, central heating radiator and coving to the ceiling, plus a decorative fire surround with a marble style inset and hearth and an electric fire with chrome trim.

DINING ROOM

12'4" x 13'6" (3.76m x 4.11m)

A good sized dining room which has a PVC double glazed window looking down the rear garden, a central heating radiator, picture rail to the walls, decorative fire surround with marble style inset and hearth and electric fire. Original style cupboard built into the left hand alcove of the chimney breast and a large walk in store / pantry ideal for extra storage space.

FITTED KITCHEN

9'5" x 6'5" (2.87m x 1.96m)

Recently re-fitted by the current owners, the kitchen has a range of wall mounted cupboards and base units with an oak style work surface incorporating a one and a half bowl stainless steel sink with mixer tap and modern ceramic tile splashbacks. The appliances on offer include an integrated brushed stainless steel electric fan assisted oven with matching four ring gas

hob and brushed stainless steel extractor above. There is also an appliance recess for a washing machine, a wood style vinyl floor covering, a wall mounted electric heater plus PVC double glazed window and door giving access to the side elevation.

FIRST FLOOR LANDING

9'2" x 6'0" (2.79m x 1.83m)

As previously mentioned, stairs rise from the entrance hall to the first floor landing, having a loft hatch and doors leading off to the remaining accommodation.

BEDROOM 1

12'0" x 10'5" into recess (3.66m x 3.18m into recess)

A lovely sized, bright, double bedroom with a PVC double glazed window to the front and central heating radiator.

BEDROOM 2

12'4" x 10'6" into recess (3.76m x 3.20m into recess)

Again, another lovely sized double bedroom with a PVC double glazed window enjoying the view down the rear garden, central heating radiator, picture rail to the walls and once again original style built in cupboards to the left alcove and housing the gas combi boiler.

BEDROOM 3

8'7" x 6'0" (2.62m x 1.83m)

A good sized single room with a PVC double glazed window to the front and central heating radiator.

BATHROOM

6'1" x 5'10" (1.85m x 1.78m)

Fitted with a three piece white suite comprising low flush wc, wash hand basin set into vanity unit and whirlpool style bath with a wall mounted electric shower and shower screen. There is a PVC double

glazed window to the rear, full ceramic tiling to the walls and to the floor with central heating radiator and coving to the ceiling.

OUTSIDE

To the front of the property there is a small forecourt with brick built wall to the boundary and laid to gravel. A paved access pathway leads to the front entrance door.

REAR GARDEN

The rear garden is a wonderful size and has a concrete hard standing area leading to a shaped lawn where there are further paved and gravelled areas and a concrete sectional garage at the far end of the garden, which can be accessed via the service lane at the rear. A timber gate also gives access into the service lane. There is a combination of brick built wall and concrete post and timber fencing to the outer boundary, plus a brick built store which houses an old wc and a further brick built store integrated into the main dwelling accessed from outside.

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 1800 mbps and upload

speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with 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.

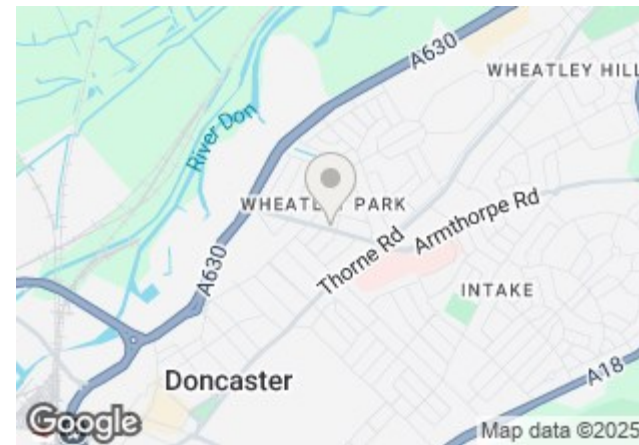
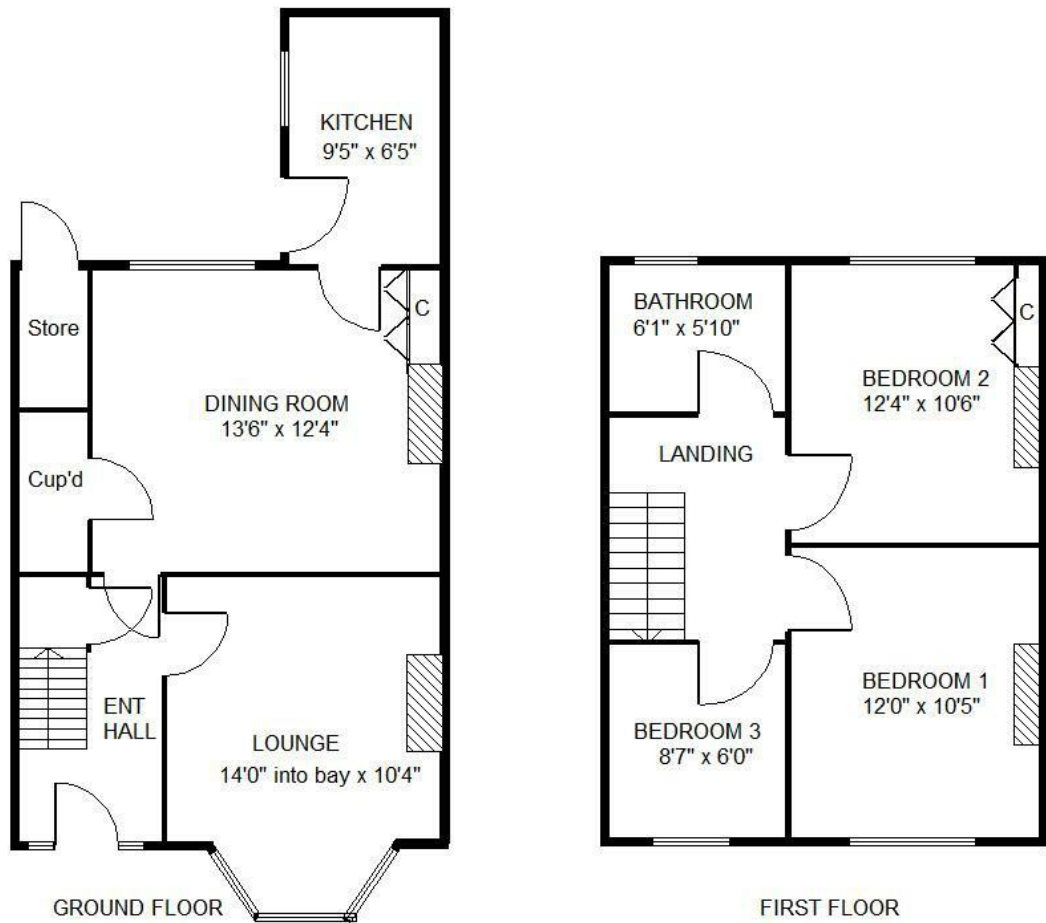
Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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 | | 86 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |