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Century Court, Edlington, Doncaster, DN12 1SH
Offers Over £140,000

3 BEDROOM SEMI DETACHED HOUSE / EXCELLENT POSITION / BEAUTIFUL OUTLOOK TO THE REAR / GAS CENTRAL HEATING / LARGE BRICK GARAGE / NO ONWARD CHAIN / MOTIVATED SELLER //

Located on an attractive cul-de-sac on this popular development, a 3 bedroom semi detached house offering a huge amount of potential. The property has a gas radiator central heating system via a combination type boiler, timber casement double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious front facing lounge, dining kitchen, first floor landing, 3 bedrooms and bathroom with a white suite. Outside are front and rear gardens, the rear enjoys a lovely aspect over sports fields plus there is car parking and a large brick garage to the front. Great position with access to local amenities including shops, schools etc plus access to the A1 and motorway networks. No chain sale, early viewing is recommended.

ACCOMMODATION

An open portico gives shelter to a timber casement door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor, a central heating radiator, a central ceiling light and a door into the lounge.

LOUNGE

16'5" x 11'2" (5.00m x 3.40m)

A spacious front facing reception room, this has a timber casement double glazed window to the front, a double panel central heating radiator, delft rail, a ceiling light and a deep built in understairs storage cupboard. A door from here leads into the dining kitchen.

DINING KITCHEN

14'6" x 8'9" (4.42m x 2.67m)

Fitted with a range of base and wall units with a work surface over, there is an integrated oven and hob with an extractor hood above, plumbing for a washing machine, a timber casement double glazed window to the rear and further sliding patio doors which gives access onto the rear garden. There are 2 ceiling light points and concealed behind one of the corner cabinets is the wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems.

FIRST FLOOR LANDING

With a timber casement double glazed window to the side, an access point into the loft space, a deep built in storage cupboard and doors to the bedrooms and bathroom.

BEDROOM 1

13'8" x 8'0" (4.17m x 2.44m)

With a timber casement double glazed window with an outlook to the rear and sports fields beyond, a central heating radiator and a ceiling light.

BEDROOM 2

11'8" x 8'0" (3.56m x 2.44m)

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

BEDROOM 3

8'10" x 6'6" (2.69m x 1.98m)

There is a timber casement double glazed window to the rear, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a white suite comprising of a panelled bath, a wash hand basin and a low flush W/C. There is an independent electric shower over the bath, tiling, a tile effect vinyl floor covering, a central heating radiator and an extractor fan.

OUTSIDE

To the front of the property, there is a pebbled hard standing area and a tarmac side driveway which provides car standing and leads to a large brick garage.

BRICK GARAGE

29'0" x 8'3" (8.84m x 2.51m)

With an up and over door, power and light laid on.

REAR GARDEN

A good size and lots of potential, the rear garden is mainly lawned with a paved patio and sitting area.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Timber casement double glazing where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band B.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

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) A		
(81-91) B		
(69-80) C	69	75
(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	

