

horton knights of doncaster

sales
lettings
and service



Heatherfields Crescent, New Rossington, Doncaster, DN11 0TZ
Price £180,000

JUST LISTED.....A MODERN 3 BEDROOM SEMI / ATTRACTIVE LIVING THROUGHOUT / LARGE DINING KITCHEN WITH INTEGRATED APPLIANCES / GROUND FLOOR WC / 3 GOOD BEDROOMS / EN-SUITE SHOWER ROOM / 2 OFF ROAD PARKING SPACES / ATTRACTIVE REAR GARDEN / PRICED TO SELL //

This attractive home sits on a very desirable modern estate and and offers fashionable, ready to move in to living. It has a gas radiator central heating system via a combination boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, attractive front facing lounge, open plan dining kitchen with integrated appliances, inner lobby with pantry style storage, ground floor w/c, first floor landing, three bedrooms, all of which are a good size, en-suite shower room plus a modern white house bathroom. Outside there is an enclosed rear garden, mainly lawned with a small patio. Popular residential development offering excellent commuting via the link road, M18 and A1 including access to local amenities and Doncaster's Lakeside Retail & Leisure.

ACCOMMODATION

Just listed.....full details to follow.

ENTRANCE HALL

LOUNGE

14'0" x 12'3" (4.27m x 3.73m)

INNER LOBBY

MODERN DINING KITCHEN

15'6" x 9'6" (4.72m x 2.90m)

FIRST FLOOR LANDING

BEDROOM 1

11'0" x 9'2" (3.35m x 2.79m)

EN-SUITE SHOWER ROOM

BEDROOM 2

10'9" x 8'8" (3.28m x 2.64m)

BEDROOM 3

11'8" x 6'6" (3.56m x 1.98m)

BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:

TENURE - FREEHOLD.

ESTATE CHARGE - An estate charge is payable. Details TBC.

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 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.

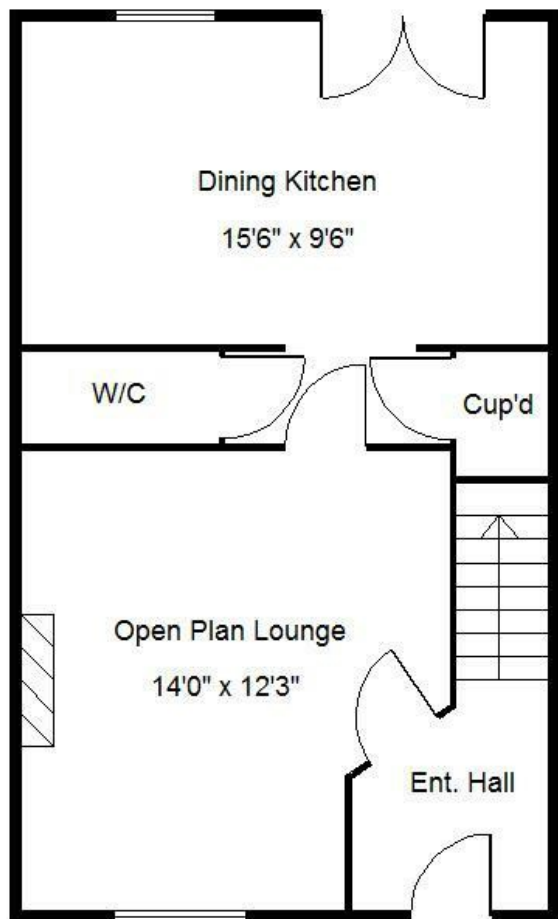
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take

specific advice from their professional advisors.

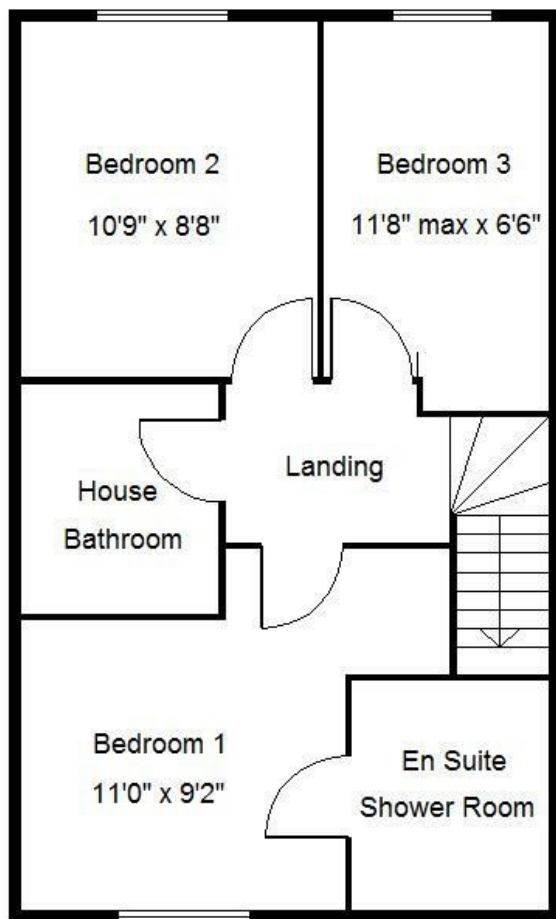
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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.

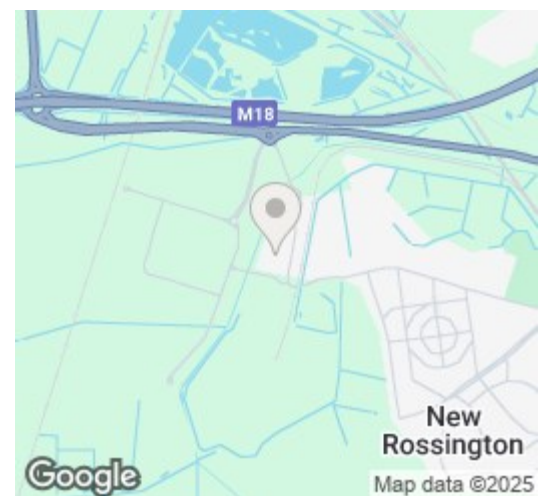
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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	