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Stirling Avenue, Bawtry, Doncaster, DN10 6QE  
Offers Over £199,995





Located on this popular roadway within Bawtry, a good sized 3 bedroom semi detached house, offered with no onwads chain.

This well proportioned semi detached house sits on a nice plot in the sought after suburb of Bawtry, near Doncaster. The accommodation benefits from PVC double glazing throughout and a gas combination boiler providing central heating and briefly comprises: Entrance porch opening into entrance hall, open plan living dining room, kitchen, conservatory, rear lobby, ground floor shower room, first floor landing, 2 good sized double bedrooms and a comfortable third bedroom plus a bathroom with a modern white suite. Outside, the property is equally well served with good sized gardens, off street parking, attached brick garage and a low maintenance rear garden. In addition, the property comes with it's own fitted solar panels and it also offers great access to all of Bawtry's local amenities including shops, leisure, transport links etc. Offered with NO ONWARD CHAIN, therefore viewing is highly recommended.

ACCOMMODATION

A PVC double glazed entrance hall gives access to an entrance porch.

ENTRANCE PORCH

This has a PVC double glazed door giving access to the entrance hall.

ENTRANCE HALL

With a central heating radiator, stairs rising to the first floor landing, a wood effect vinyl floor covering and a door leading to an open plan living dining room.

OPEN PLAN LIVING DINING ROOM

25'0" max x 12'2" max (7.62m max x 3.71m max ) This is a large open plan room extending to approximately 25' in length, it has a single panel central heating radiator, coving to the ceiling, a chimney breast with a stone effect surround and plinth, coving to the ceiling and a PVC double glazed doors lead into the conservatory.

CONSERVATORY

9'6" x 6'8" (2.90m x 2.03m) Of PVC construction, with double glazed windows to the side and rear elevations and double glazed sliding patio doors giving access into the rear garden.

KITCHEN

10'1" x 8'4" (3.07m x 2.54m) Fitted with a range of wall mounted cupboards and base units with a rolled edge work surface incorporating a 1 1/2 bowl sink with a mixer tap and tiling to the splashbacks. There is an electric oven and hob with an extractor hood above, tiled flooring, a double panel radiator, a large walk in understairs storage cupboard, a PVC double glazed window to the rear and a PVC door giving access into the rear garden.

REAR LOBBY

From here, a sliding door leads into the ground floor shower room and a further door leads to the attached garage.

GROUND FLOOR SHOWER ROOM

7'6" x 6'9" max (2.29m x 2.06m max) Fitted with a wall mounted wash hand basin, a low flush W/C and a shower area with a wall mounted electric shower. There is tiling to the walls and further vinyl tiling to the floor, with a PVC double glazed window to the side and a central heating radiator.

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing. Having a PVC double glazed window to the side, a central heating radiator, a built in cupboard housing the gas combi boiler, access to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

13'2" x 9'6" (4.01m x 2.90m) Having a PVC double glazed window to the front, a central heating radiator and coving to the ceiling.

BEDROOM 2

11'5" x 9'9" max (3.48m x 2.97m max) Another good sized double bedroom, having a PVC double glazed window to the rear, a double panel radiator and coving to the ceiling.

BEDROOM 3

10'0" max x 7'2" (3.05m max x 2.18m) Having a double glazed window to the front, a built in over stairs storage cupboard, a central heating radiator and coving to the ceiling.

BATHROOM

6'9" x 5'5" (2.06m x 1.65m) The bathroom is relatively modern and has a 3 piece suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a mains plumbed shower above. There is full ceramic tiling to the walls and further ceramic

tiling to the floor and a PVC double glazed window to the rear.

OUTSIDE

To the front of the property, there is a lawned garden with several mature shrubs and a brick built dwarf wall to the boundary. There is a concrete driveway providing off road parking and in turn leads to an attached brick garage.

ATTACHED GARAGE

17'3" max x 8'5" (5.26m max x 2.57m) The garage has a metal up and over door to the front, a single glazed window to the side, light and power laid on and a personnel door giving access to the internal rear lobby.

REAR GARDEN

The rear garden is extremely low maintenance and is laid with flagstone with a raised flower bed stocked with a variety of flowering plants and shrubs. There is concrete posts and timber fencing to the perimeters, with an external light and an external water tap attached to the rear elevation of the property.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

SOLAR PANELS - Details TBC.

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

HEATING - Gas radiator central heating. Age of boiler...

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

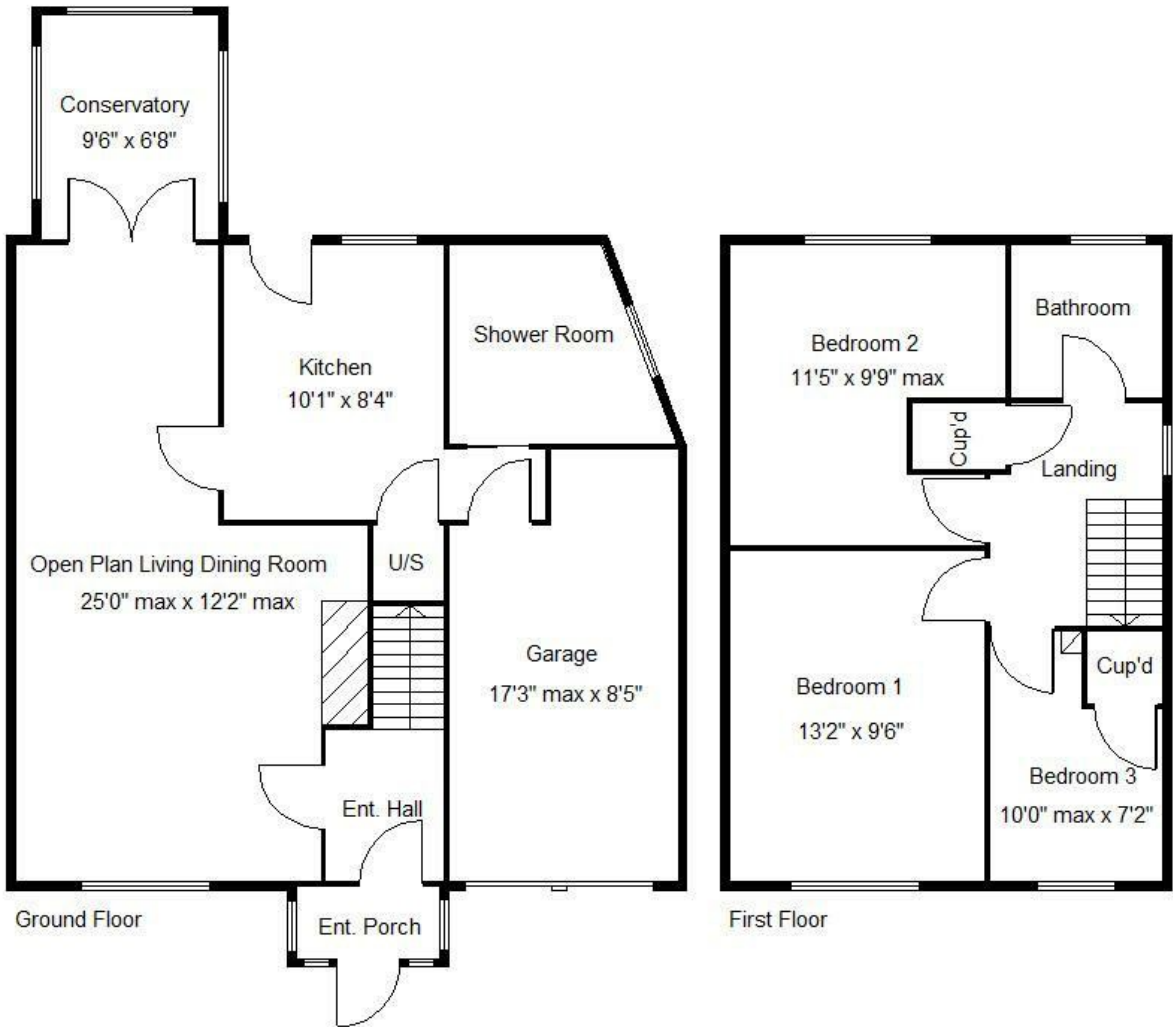
carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	