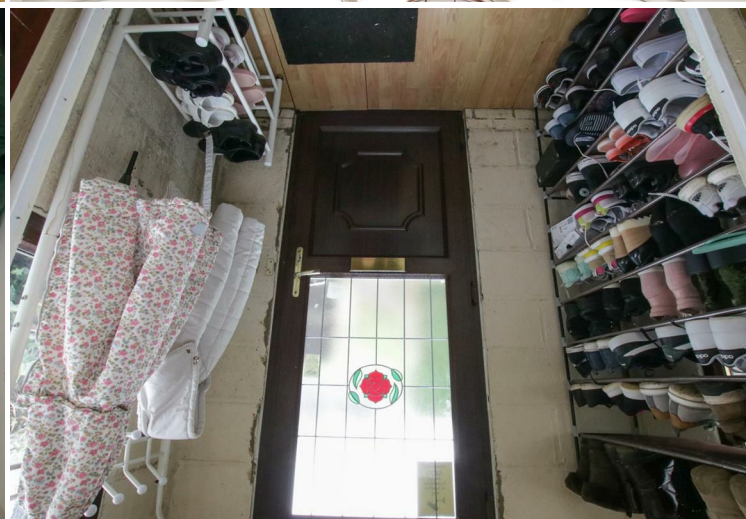
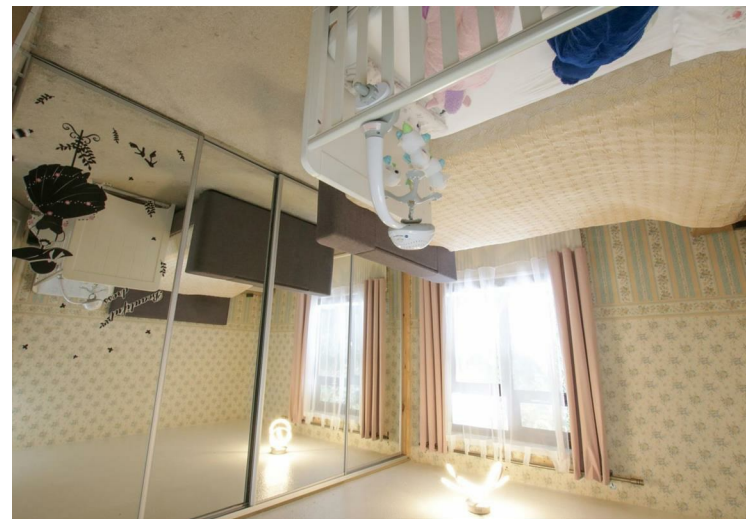
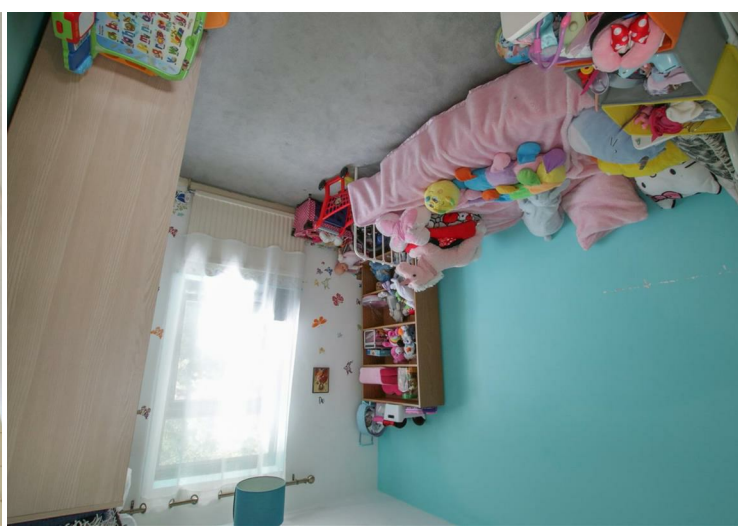




horton knights of doncaster

sales
lettings
and service



St. Peters Road, Balby, Doncaster, DN4 0SZ
Offers Over £110,000

3 BEDROOM SEMI-DETACHED HOUSE / SPACIOUS FAMILY LIVING / MODERN COMBINATION TYPE BOILER / LARGE DINING KITCHEN / GRD FLOOR WC / PVC CONSERVATORY / 3 GOOD SIZED BEDROOMS / LOVELY POSITION / PRICED TO SELL //

The property offers spacious family living with good sized rooms. It benefits from a gas central heating system via a modern combination type boiler, PVC double glazing and briefly comprises: Entrance porch into an inner hall with stairs to first floor, large front facing lounge, dining kitchen, PVC conservatory, rear lobby and very modern ground floor WC . First floor landing, three good sized bedrooms and bathroom. Outside are front and rear gardens plus adjacent parking. All located in this popular residential area with good access to a wide variety of amenities in Balby and Warmsworth including schools and access to the A1/M18 motorway networks. PRICED TO SELL & EARLY VIEWING RECOMMENDED

ACCOMMODATION

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

ENTRANCE PORCH

This has two PVC double glazed windows to the side and a timber door to the inner hall.

HALL

There is a central heating radiator, a staircase leading to the first floor accommodation, a central ceiling light. An Oak door (which can be found throughout the ground floor) and leads into a front facing lounge.

LOUNGE

17'0" x 12'1" (5.18m x 3.68m)

This is a good size room as evidenced by the room measurements, there is a PVC double glazed bow window to the front, a central heating radiator, coving to the ceiling, a central ceiling light and laminate flooring.

DINING KITCHEN

16'10" x 10'0" (5.13m x 3.05m)

Again, a good sized room, it is fitted with a range of high and low-level unit frames, finished with a rolled edge work surface, an inset stainless steel sink unit, a four ring gas hob, extractor hood and an integrated oven. There is plumbing for automatic washing machine. and within the kitchen area there is tiled flooring, a central heating radiator, a timber casement door giving access into the conservatory, a PVC double glazed window, two ceiling light points and a doorway into the inner lobby.

PVC CONSERVATORY

9'9" x 7'3" (2.97m x 2.21m)

it is PVC double glazed with a PVC double glazed door

giving access into the rear garden and is finished with a timber effect floor covering and a warm/cold air conditioning unit.

INNER LOBBY

Having access to an understairs housing a gas fired combination type boiler supplying the domestic hot water and central heating systems. To the opposite side there is a ground floor WC.

GROUND FLOOR WC

Recently upgraded and smartly finished with a new white suite comprising of a low flush wc and wash hand basin, a PVC double glazed window and a central ceiling light.

FIRST FLOOR LANDING

There is a PVC double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

12'10" x 11'0" (3.91m x 3.35m)

A large double bedroom having a PVC double glazed window with an outlook over the property's rear garden, fitted wardrobes spanning the length of one wall, a central heating radiator and a ceiling light.

BEDROOM 2

13'8" x 9'7" (4.17m x 2.92m)

Again, a lovely double bedroom with a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a built-in corner cupboard.

BEDROOM 3

9'8" x 8'6" (2.95m x 2.59m)

A comfortable sized third bedroom with a PVC double glazed window with an outlook over the rear garden, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a suite comprising of a panelled bath, a pedestal wash hand basin and a low flush WC. There is tiling to the four walls, a PVC double glazed window, a central ceiling light, vinyl floor covering and a central heating radiator.

OUTSIDE

The property enjoys a lovely position set back off of the main road, with an outlook towards Guest Lane and Warmsworth. It is nicely enclosed with privet hedging and fencing to the perimeters, a pedestrian gate gives access to the front where there is a shaped lawn garden. A pathway leads round to the side and rear gardens, all nicely enclosed with a woodland backdrop.

It should be noted that the present owners have parked in an adjacent parking space to the front for a long number of years, with additional roadside parking.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted via a combination type boiler.

COUNCIL TAX - Band A

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.

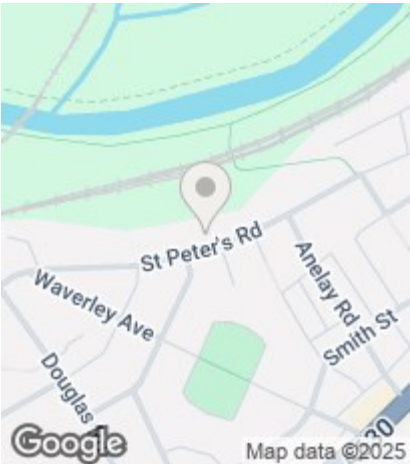
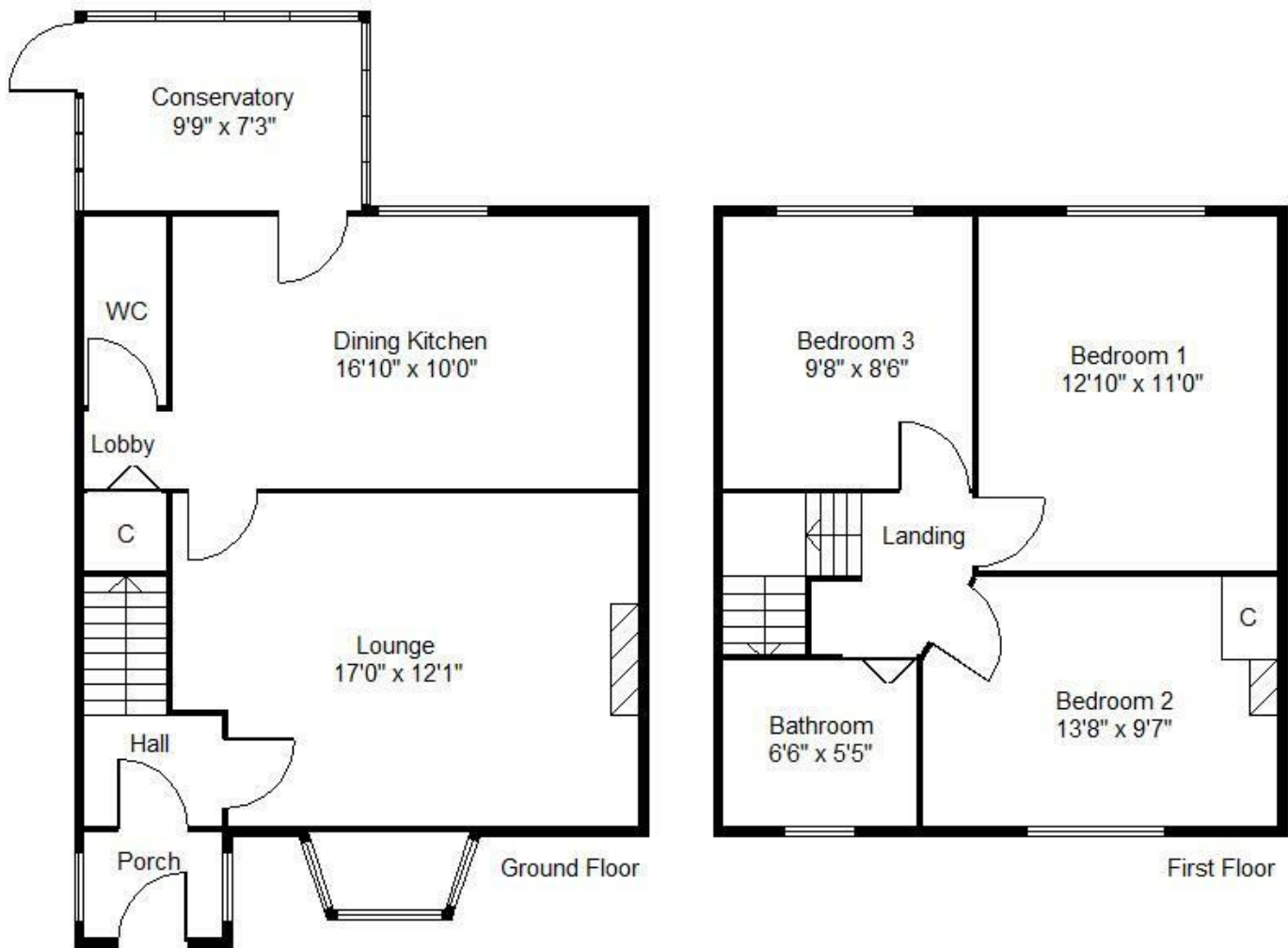
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		68
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		