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Alston Road, Bessacarr, Doncaster, DN4 7HB  
Offers Over £225,000



EXCELLENT SIZED 3 BEDROOM SEMI DETACHED HOUSE / SPACIOUS AND BRIGHT LIVING ACCOMMODATION / SOUGHT AFTER RESIDENTIAL ROADWAY / CLOSE TO AMENITIES INCLUDING WILLOW PRIMARY SCHOOL / SIDE DRIVEWAY & GARAGE/ VIEWING RECOMMENDED //

Located in this popular residential area, an attractive and very good sized 3 bedroom semi detached house offering surprisingly spacious living . It has a gas radiator central heating system via a combination type boiler, pvc double glazing, and briefly comprises: Entrance porch into an entrance hall with stairs to the first floor, spacious open plan lounge and dining room, good sized square shaped kitchen, side lobby/utility, first floor landing, three good sized bedrooms, contemporary shower room and a separate w/c. Outside the property are attractive front and rear gardens, a side driveway and a brick garage. Well placed with access to local amenities including good local schools, shops, etc. and easy access to the Lakeside shopping and retail and the motorway network.

ACCOMMODATION

Two pvc double glazed double opening doors lead into the property's entrance porch.

ENTRANCE PORCH

This is a good size, it has further double doors which lead into a side lobby and utility area, and a door into the entrance hall.

ENTRANCE HALL

A good size, it has a staircase leading to the first floor accommodation, a broad pvc double glazed window, a central heating radiator, coving to the ceiling, modern LVT style flooring, and a deep built in under stairs storage cupboard. A door from here leads into a large open plan lounge / dining room.

LOUNGE / DINING ROOM

25'2" max x 13'2" max (7.67m max x 4.01m max)

This is one large open living space, it has a broad pvc double glazed window to the front, pvc double glazed double opening doors which give access into the rear garden, a feature fire place with a living flame gas fire inset, coving to the ceiling, two central ceiling lights and two central heating radiators.

FITTED KITCHEN

9'2" x 9'0" (2.79m x 2.74m)

Fitted with a range of high and low level units finished with a white cabinet door, a contrasting work surface and a tiled splash back. There is a single drainer stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine and dishwasher and a deep recess suitable for a gas cooker. Central heating radiator, tiled flooring, coving, inset spotlighting into the ceiling and a door which leads into a side lobby/ utility area.

UTILITY ROOM

This has a pvc double glazed door which gives access onto the rear garden, a deep cupboard suitable for a fridge freezer, a ceiling light, a central heating radiator, shelving suitable for storage.

FIRST FLOOR LANDING

There is an access point into the loft space, a pvc double glazed window and an inbuilt cupboard housing a gas fired combination type boiler which supplies domestic hot water and central heating systems.

BEDROOM 1

13'3" max x 12'10" (4.04m max x 3.91m)

A lovely double bedroom, it has a pvc double glazed window with an outlook over the property's rear garden, coving to the ceiling and a central heating radiator.

BEDROOM 2

11'8" x 10'3" (3.56m x 3.12m)

This is a good sized second double bedroom, it has a pvc double glazed window to the front, a central heating radiator, coving and a ceiling light.

BEDROOM 3

9'3" x 7'3" (2.82m x 2.21m)

A comfortable third bedroom, this has two pvc double glazed windows to the front, a central heating radiator and a central ceiling light.

CONTEMPORARY SHOWER ROOM

All beautifully finished with a modern low level walk in shower which has a glazed shower screen with contemporary tiling and a mains plumbed thermostatic shower. There is a tall towel rail/ radiator, vinyl flooring, a pvc double glazed window and a wash basin inset to vanity unit.

SEPARATE W/C

Fitted with a low flush w/c, a central heating radiator, a pvc double glazed window, coving and a ceiling light.

OUTSIDE

The property stands on an attractive plot, to the front there is a lawned garden with decorative borders stocked with a variety of shrubs and plants, ornamental fencing and walling to the perimeters, with a side drive which in turn leads to a brick built garage. This has an up and over door with power and light laid on.

REAR GARDEN

The rear garden is enclosed, it has fencing and hedging to the perimeters, feature lawns with shaped flower beds and borders stocked with a variety of shrubs and plants, useful timber storage shed, etc.

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 C.

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.

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