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horton knights of doncaster



Avondale Road, Town Moor, Doncaster, DN2 6DE
Guide Price £100,000 - £110,000

TWO BEDROOM SEMI DETACHED HOUSE / CHAIN FREE / HUGE AMOUNT OF POTENTIAL / TWO DOUBLE BEDROOMS / MORE OPEN ASPECT TO REAR //

Located on this popular roadway within Town Moor, a good sized two double bedroom semi detached house offering huge amount of scope and potential. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, front facing lounge with a deep bay window, kitchen, first floor landing, two double bedrooms and a house bathroom. Outside there are front and rear gardens, the rear enjoys a more open outlook. Well placed with access to Doncaster City Centre and a wide variety of local amenities including shops, supermarkets and the hospital, etc. Offered with no onwards chain, therefore early viewing is recommended.

ACCOMMODATION

A part glazed timber door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a built in under stairs storage cupboard, central heating radiator, ceiling light and a door to the lounge.

LOUNGE

12'9" x 11'10" into bay (3.89m x 3.61m into bay)

A front facing reception room with a deep pvc double glazed bay window to the front. There is a timber fireplace with an electric fire inset, coving to the ceiling, a central heating radiator and a ceiling light.

KITCHEN

12'9" x 10'8" (3.89m x 3.25m)

The kitchen is fitted with a base stainless steel sink unit, plumbing for a washing machine, room for freestanding cooker, a central heating radiator and a built in pantry style cupboard with timber casement window to side. There is a pvc double glazed window to the rear which overlooks the garden, a part glazed timber door which gives access into the rear garden and a central fire place with gas fire.

FIRST FLOOR LANDING

There is an access point into the loft space (not inspected) and doors to the bedrooms and bathroom.

BEDROOM 1

12'8" x 9'8" (3.86m x 2.95m)

A large double bedroom, it has a pvc double glazed

window to the front, a ceiling light and a central heating radiator.

BEDROOM 2

12'10" x 10'8" max (3.91m x 3.25m max)

A good sized second double bedroom, it has a central heating radiator, a ceiling light, a built in corner cupboard housing the gas fired combination type boiler which supplies domestic hot water and central heating systems. There is a pvc double glazed window with an outlook over the property's rear garden with park and ride style parking beyond.

HOUSE BATHROOM

This is fitted with a suite comprising of a panelled bath with a mixer shower over, a wash hand basin and a low flush w/c. There is a pvc double glazed window, a ceiling light and a central heating radiator.

OUTSIDE

To the front of the property, there is a small courtyard style garden with a side pathway which gives access to the property's front door. This continues and leads down to the side of the property with gated access into the rear garden.

REAR GARDEN

The rear garden is overgrown and will require some maintenance. There is a brick store within the garden and includes a more pleasant and private aspect beyond.

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 unknown.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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.

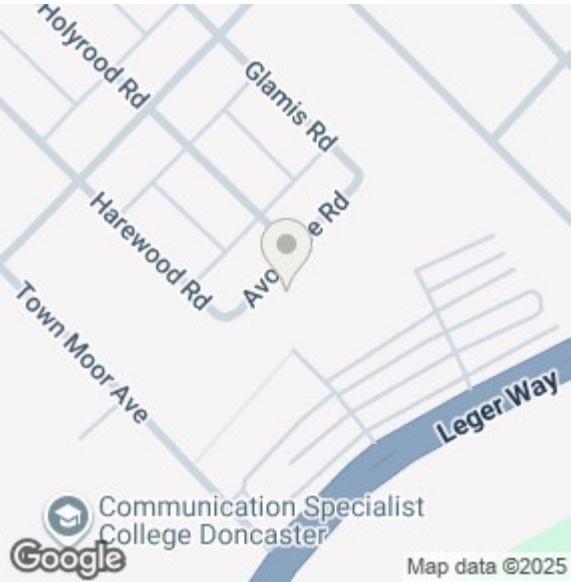
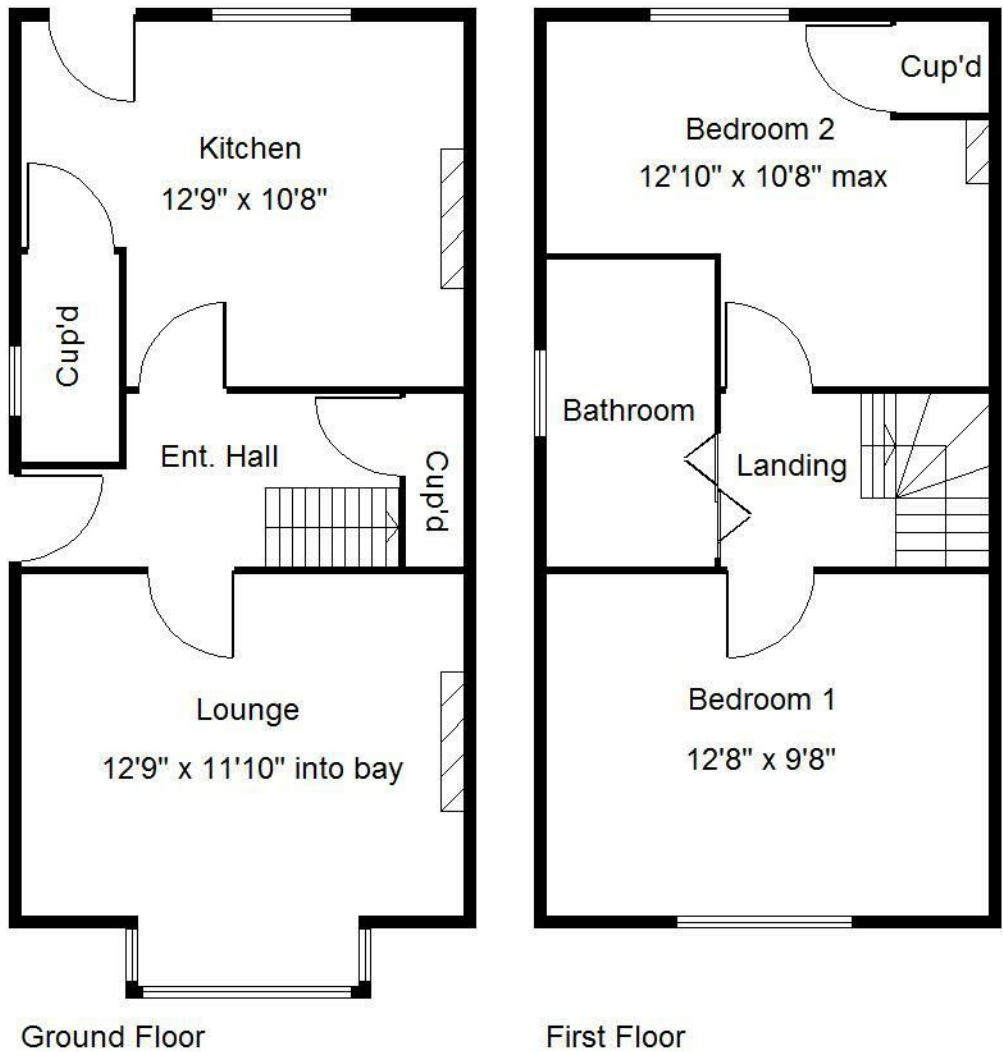
We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday

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