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Tennyson Avenue, Sprotbrough, Doncaster, DN5 8EW
Offers Over £145,000

TWO-BEDROOM SEMI-DETACHED HOUSE / POPULAR RESIDENTIAL LOCATION / LOVELY REAR GARDEN / OFF ROAD PARKING / GOOD ACCESS TO AMENITIES / MOTIVATED SELLER //

Located on this popular roadway, a good sized 2 bedroom semi-detached house. The property has a gas radiator central heating system via a modern combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, open plan lounge and dining room, fitted kitchen, utility / rear lobby, first floor landing, 2 good sized bedrooms and a white house bathroom. Outside there is off road parking to the front a shared side driveway and a large lawned rear garden. There is good access to local amenities within Sprotbrough including popular schools plus easy access to the City Centre. Viewing recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, central heating radiator, ceiling light and a coat rail. A door from here continues into an open plan living room.

OPEN PLAN LOUNGE & DINING ROOM

16'4" x 10'9" (4.98m x 3.28m)

An attractive room, it has a central feature fireplace with living flame gas fire inset. A broad PVC double glazed bay window to the front elevation, central heating radiator, coving to the ceiling, two wall light points and a central ceiling light point.

UNDERSTAIRS STORAGE

This has a PVC double glazed window to the side, a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating system.

FITTED KITCHEN

14'0" x 5'7" (4.27m x 1.70m)

This is fitted with a range of high and low level units, finished with a roll edge work surface. There is a four ring gas hob inset to the work surface with an electric oven underneath and an extractor hood above. There is a circular drainer bowl set with mixer tap, a deep built-in cupboard which has space for a washing machine with appropriate plumbing laid on. A central heating radiator, two PVC double glazed windows, tiled flooring, inset spotlighting to the ceiling and coving.

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

REAR UTILITY LOBBY

10'6" x 4'8" (3.20m x 1.42m)

This has a space for a tall fridge freezer with power laid on, timber casement windows with an outlook over the rear garden and a timber casement door.

FIRST FLOOR LANDING

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

BEDROOM 1 FRONT

11'0" x 10'9" (3.35m x 3.28m)

A large double bedroom, it has a PVC double glazed window to the front, central ceiling light, built-in cupboards set to the chimney recess and a deep walk-in style wardrobe with hanging rail and storage.

BEDROOM 2 REAR

8'10" x 8'0" (2.69m x 2.44m)

A good sized second bedroom it has a PVC double glazed window to the rear, central heating radiator, coving, ceiling light.

BATHROOM

5'8" x 5'7" (1.73m x 1.70m)

This is fitted with a modern white suite that comprises of a panelled bath with mixer shower over, a pedestal wash hand basin and low flush W/C. There is tiling to the shower area and splashbacks, a PVC double glazed window, vinyl flooring, central heating radiator and a ceiling light.

OUTSIDE

To the front of the property there is a concrete car standing area with further access to the side via a

shared driveway which continues along the side of the property and gives access into the rear garden.

REAR GARDEN

The rear garden itself is a good size, it has concrete post and timber fencing to the perimeters, there is a patio area which extends across the rear elevation, useful timber shed. External water tap, external lighting and a side gate.

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 A.

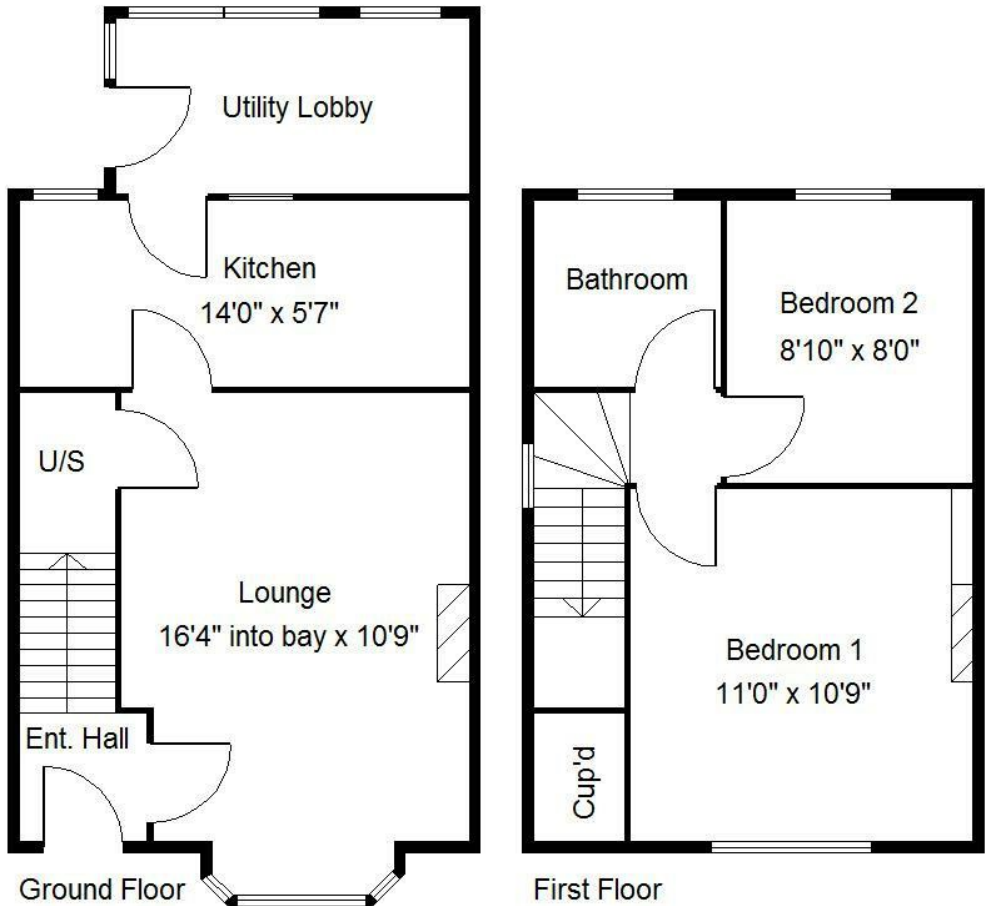
BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

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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	