

horton knights of doncaster

66

66 Baxter Avenue, Wheatley, Doncaster, DN1 2NL

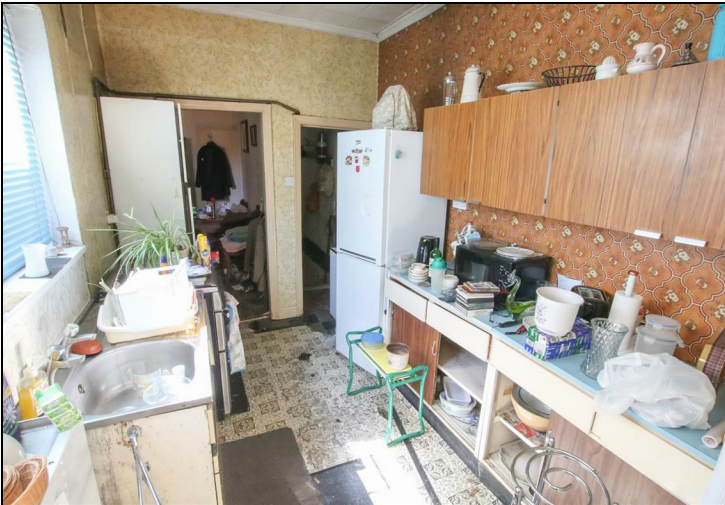
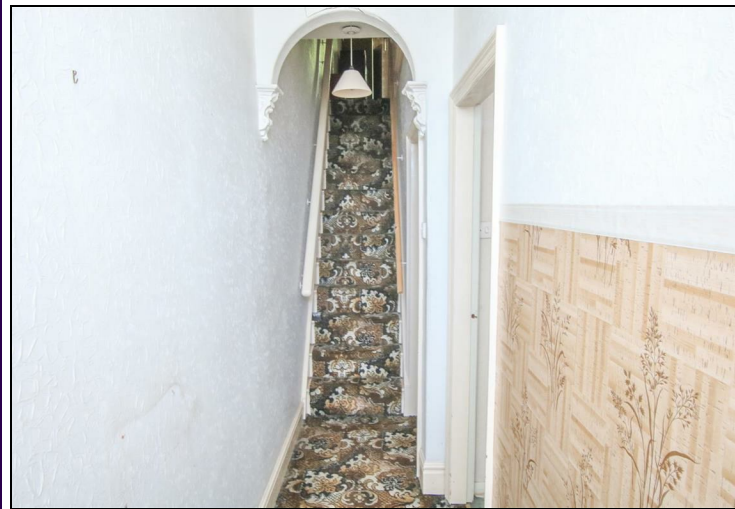


*** GUIDE PRICE £50,000 - £60,000 ***

CASH BUYERS ONLY / HUGE POTENTIAL THEREFORE VIEWING RECOMMENDED / 3 BEDROOM MID TERRACED HOUSE / IN NEED OF REFURBISHMENT / MOTIVATED SELLER / EARLY VIEWING RECOMMENDED //

Located on this popular central roadway, a good sized 3 bedroom mid terraced house offering a huge amount of scope and potential. It has some PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, 2 separate reception rooms, kitchen with stairs down to the cellar, lobby, ground floor bathroom, landing, 3 good sized first floor bedrooms. There is on street parking to the front and an enclosed rear courtyard garden. **VIEWING VIA SELLING AGENT.**

Guide Price £50,000 - £60,000



ACCOMMODATION

A PVC double glazed entrance door with a glazed fan light over leads into the property's entrance hall.

ENTRANCE HALL

This is a long entrance hall with a staircase to the far end giving access to the first floor accommodation, a door from here continues into a front facing reception room.

LOUNGE

4.27m max x 2.95m (14'0" max x 9'8")

This has a PVC double glazed bay window to the front, a wall mounted gas fire, picture rail and coving to the ceiling.

DINING ROOM

3.35m x 3.05m (11'0" x 10'0")

Again, a good sized reception room, it has a timber casement window to the rear, a gas fire, a central ceiling light and a doorway continuing through into the kitchen.

KITCHEN

3.51m x 2.29m (11'6" x 7'6")

There is a range of base and wall units, a single drainer stainless steel sink unit, a wall mounted gas fired multi point hot water heater which supplies the domestic hot water, a PVC double glazed window, a ceiling light and a door giving access to the cellar plus a further door leading to the rear lobby.

REAR LOBBY

This has a timber casement door and a sliding door which leads into the ground floor bathroom.

GROUND FLOOR BATHROOM

In need of refitment, there is a bath, pedestal wash hand basin and a low flush W/C, a timber casement window and a ceiling light.

CELLARS

Split into two rooms with light laid on

FIRST FLOOR LANDING

With a storage cupboard at the top of the stairs and doors to the bedrooms.

BEDOOM 1

4.01m x 3.61m (13'2" x 11'10")

A large front facing double bedroom with a PVC double glazed window to the front and a ceiling light.

BEDROOM 2

3.96m x 2.51m (13'0" x 8'3")

A good sized second double bedroom, it has a timber casement window to the rear and a ceiling light.

BEDROOM 3

3.51m x 2.29m (11'6" x 7'6")

A good sized single bedroom, it has a timber casement window to the rear, a ceiling light and an access point into the loft space.

OUTSIDE

There is on street parking to the front.

REAR GARDEN

To the rear of the property, there is a courtyard style garden and a pedestrian gate onto a wide rear lane.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Independent heaters. Gas multi point hot water heater - Age unknown.

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.

