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Wordsworth Avenue, Balby, Doncaster, DN4 8JZ
Guide Price £140,000 - £150,000

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This smartly presented semi-detached house sits in this popular residential area and has accommodation benefiting from PVC double glazing and gas central heating via a combi boiler and comprises; Entrance hall, lounge, separate dining room, fitted kitchen with integrated appliances, an out house currently under renovation, first floor landing, three smart bedrooms including two good size doubles and a good size single room and an immaculate modern style bathroom with white suite. Outside the property has gardens to the front with a driveway, a garage and an enclosed rear garden. The property offers well proportioned accommodation and is well placed for access to local amenities including schools, bus routes and supermarkets. All in all a lovely family home which has a nice bright and airy feel about it and must be viewed to appreciate all it has to offer.

ACCOMMODATION

The double glazed composite style door gives access to;

ENTRANCE HALL

With central heating radiator, stairs rising to the first floor, double glazed window to the side and door ways leading off to the ground floor accommodation.

DINING ROOM

11'9" x 9'8" (3.58m x 2.95m)

This is a lovely bright fresh room with a PVC double glazed window to the front, central heating radiator and coving to the ceiling.

LOUNGE

13'0" x 11'10" (3.96m x 3.61m)

Again another really nice reception room with a PVC double glazed window overlooking the rear garden, a central heating radiator and coving to the ceilng.

KITCHEN

9'8" x 9'2" (2.95m x 2.79m)

Fitted with a range of stone coloured high gloss finished wall mounted cupboards and base units with a square edged wood style work surface incorporating a single bowl stainless steel sink with brushed aluminium mixer tap and matching wood style splashback. There is a PVC double glazed window to the side and walk-in understairs cupboard. Integrated appliances include; fridge freezer plus a brushed aluminium electric fan assisted oven with matching four ring gas hob and brushed aluminium and glass extractor hood. There is also the additional feature with the added addition of an integrated brushed stainless steel combi-microwave. There is also plumbing for a washing machine with appliance recess and PVC double glazed door leading to;

OUT HOUSE

9'8" x 6'2" (2.95m x 1.88m)

The former out house and outside W/C are currently undergoing a scheme of works and have reached second fix stage. It has a double glazed window to the side and PVC double glazed door giving access into the rear garden.

FIRST FLOOR LANDING

Access to the loft hatch and PVC double glazed window to the side with single panel radiator and doors leading off to the remaining accommodation.

BEDROOM 1

12'6" x 10'10" (3.81m x 3.30m)

A smartly presented double bedroom with a PVC double glazed window to the front and central heating radiator.

BEDROOM 2

11'10" x 10'3" (3.61m x 3.12m)

This is another lovely bright fresh room, easily a double with a PVC double glazed window to the rear elevation, central heating radiator, built-in airing cupboard housing the gas central heating boiler and a further built-in wardrobe providing hanging rail and shelving space.

BEDROOM 3

9'6" x 7'5" (2.90m x 2.26m)

For a third bedroom this is a good size single with PVC double glazed window to the rear and a built-in cupboard.

MAIN HOUSE BATHROOM

6'1" x 5'11" (1.85m x 1.80m)

Very smartly presented and recently upgraded, it has a three piece white suite comprising low flush W/C,

pedestal wash hand basin and panelled bath with brushed aluminium and glass shower screen. The suite is all nicely fitted with chrome style fittings; including a mixer tap over the bath with shower head a wall mounted heated towel rail. There is contemporary style grey ceramic tiling to the walls and floor with matching grey coloured grout plus as PVC double glazed window to the front and central light fitment.

OUTSIDE

To the front of the property there is an enclosed lawn garden with a brick built wall to the front boundary, a shaped lawn and decorative flower beds. There is pedestrian and double iron gates for a vehicle where there is a driveway providing off-street parking. The driveway continues to the side of the property along to the garage.

GARAGE

The garage is detached and has double timber doors to the front and a pitched roof.

REAR GARDEN

There is a concrete and two separate paved patio areas, shaped lawn and fencing to the outer boundary.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Fitted 2021.

HEATING - Gas radiator central heating. Age of boiler 18 Months.

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

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