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Thomson Avenue, Balby, Doncaster, DN4 0NT
Guide Price £95,000 - £105,000

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2 BEDROOM SEMI DETACHED HOUSE / PERFECT FOR INVESTORS OR FIRST TIME BUYERS / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / GOOD SIZED BEDROOMS / EASY TO MAINTAIN GARDENS / NO UPWARD CHAIN / MOTIVATED SELLER //

Located on this popular roadway with good access to Doncaster City Centre and local amenities, a 2 bedroom semi detached house. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, open plan lounge and dining room, kitchen with built in oven and hob, first floor landing, 2 good sized bedrooms and a bathroom. Outside, the front and rear gardens are designed for easier and lower maintenance. Internal viewing recommended.

ACCOMMODATION

A PVC double glazed entrance door gives access to the entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a PVC double glazed window, a central heating radiator, laminate flooring and a ceiling light. A door from here opens into a large open plan lounge and dining room.

OPEN PLAN LOUNGE/ DINING ROOM

22'10" max x 11'2" (6.96m max x 3.40m)

Within the lounge area, there is a broad PVC double glazed bay window to the front, a feature fireplace with an electric stove style fire inset, a central heating radiator, laminate flooring, a central ceiling light and 2 wall lights. Within the dining area, there is a PVC double glazed window to the rear, a further PVC double glazed exterior door, a double panel central heating radiator, a continuation of the laminate flooring and a deep built in storage cupboard.

KITCHEN

8'8" x 5'3" (2.64m x 1.60m)

This has a range of base and wall units with a work surface over, a four ring gas hob, an integrated oven, a single drainer stainless steel sink unit and plumbing for an automatic washing machine. There are 2 PVC double glazed windows, a tiled floor covering and a built in understairs pantry style cupboard which also houses the consumer unit etc.

FIRST FLOOR LANDING

With a PVC double glazed window to the side, a

ceiling light and doors to the bedrooms and bathroom.

BEDROOM 1

13'8" x 10'10" (4.17m x 3.30m)

A good sized double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a ceiling light and a deep built in cupboard which has been used as a walk in wardrobe and also houses the gas fired combiantion type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 2

9'7" x 8'9" (2.92m x 2.67m)

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

BATHROOM

Fitted with a suite comprising of a panelled bath (in need of repair), with a shower over a pedestal wash hand basin and a low flush W/C. There is white tiling to the four walls, a PVC double glazed window, a chrome towel rail/ radiator, an extractor fan and a central ceiling light.

OUTSIDE

To the front of the property, there is an enclosed garden, this has brick walling to the perimeters and a pedestrian gate giving access along the side of the property into the rear garden.

REAR GARDEN

The rear garden has been paved, designed for easier and lower maintenance, there is fencing to the perimeters and a timber shed.

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 2016.

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.

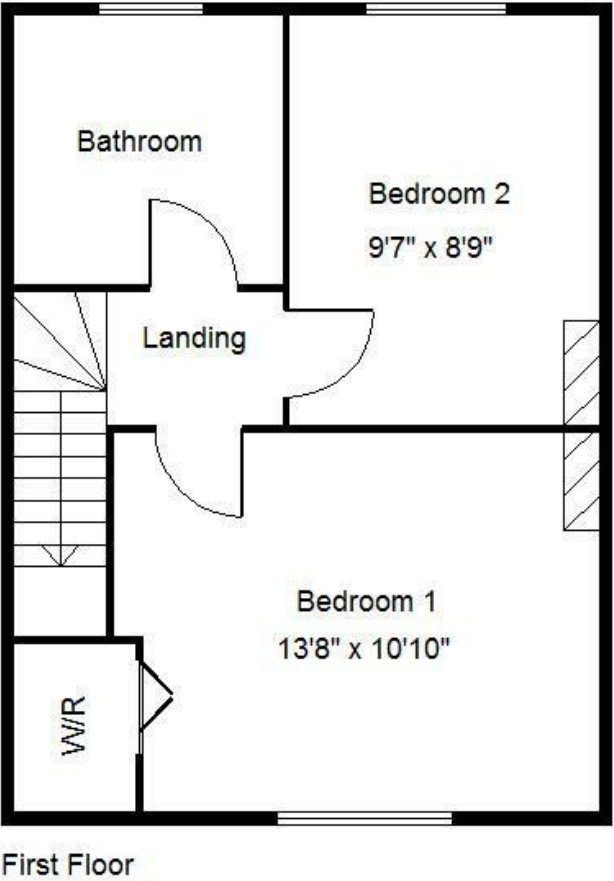
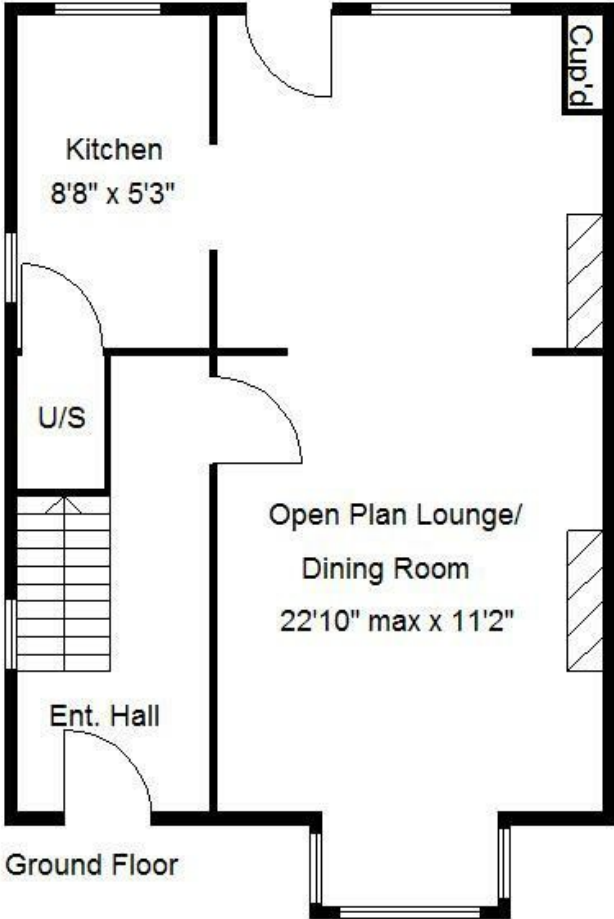
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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	