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Stretton Close, Cantley, Doncaster, DN4 6UE

Guide Price £150,000 - £160,000

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IMMACULATE TWO BEDROOM HOUSE / BEAUTIFUL POSITION WITH OPEN OUTLOOK TO THE FRONT / MODERN WHITE KITCHEN WITH A HOST OF INTEGRATED APPLIANCES / MODERN WHITE BATHROOM INCLUDING SHOWER / ON STREET PARKING / FRONT AND REAR GARDENS / INTERNAL VIEWING RECOMMENDED //

Situated in this well regarded residential area, an attractive 2 bedroom mid townhouse offered with NO ONWARDS CHAIN. The property briefly comprises, entrance into an open plan lounge with stairs to first floor, modern fitted kitchen, landing, two double bedrooms, and a modern fully tiled bathroom. Outside are good sized gardens, allocated car parking, and a beautiful open aspect to the front. Very popular location with good access to a variety of local amenities including shops, schools and the city centre. Early internal viewing recommended.

ACCOMMODATION
A shallow canopy with inset spot lighting gives shelter to a PVC double glazed entrance door and opens into a good sized lounge.

LOUNGE
14'6" x 11'8" (4.42m x 3.56m)
It has a broad PVC double glazed window, a double panelled central heating radiator, staircase to the first floor accommodation, central ceiling light, coving and modern LVT style flooring. A door continues through into an inner lobby area where there is a deep built understairs storage cupboard with a coat rail, continuation of the LVT flooring and opens directly into the kitchen.

FITTED KITCHEN
11'8" x 8'3" (3.56m x 2.51m)
All smartly finished with a range of modern white high gloss cabinets with a contrasting work surface over, there is a single drainer stainless steel sink unit, four ring gas hob with extractor hood above and integrated double oven beneath, plus an integrated fridge freezer and an integrated washing machine. Concealed behind one of the corner cabinets is a gas fired combination type boiler which supplies domestic hot water and central heating systems. There is a PVC double glazed window with a fitted blind and a PVC double glazed exterior door, double panelled central heating radiator, LVT flooring and inset spotlighting to the ceiling.

FIRST FLOOR LANDING
There is an access point into a boarded loft space, central ceiling light and doors to bedrooms and bathroom.

BEDROOM 1
11'8" x 9'0" (3.56m x 2.74m)
A lovely double bedroom, it has a PVC double glazed window to the front with a more open aspect, a double panelled central heating radiator, coving and central ceiling light.

BEDROOM 2
11'8" x 8'1" (3.56m x 2.46m)
A good size second double, it has a PVC double glazed window with an outlook over the property's rear garden, central heating radiator, coving and a central ceiling light.

BATHROOM
All smartly finished with a modern white suite which comprises of a panelled bath with shower over including a rainfall style shower head, glazed shower screen, pedestal wash hand basin, low flush WC, tiling to the bathing area and splash backs, a contemporary style towel rail/radiator, a deep built in storage cupboard, inset spot lighting to the ceiling and an extractor fan.

OUTSIDE
To the front of the property there is a hard landscaped garden design for easier and low maintenance with decorative stones and a pedestrian path giving access to the front door.

REAR GARDEN
The rear garden is all enclosed, it has a decked patio seating area which extends across the rear elevation, a further lawn beyond with a gate in the rear boundary which gives access to on street parking. Useful timber storage shed, external power, external lighting.

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 system via a combination type boiler. Age of boiler approximately 4 years.

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.

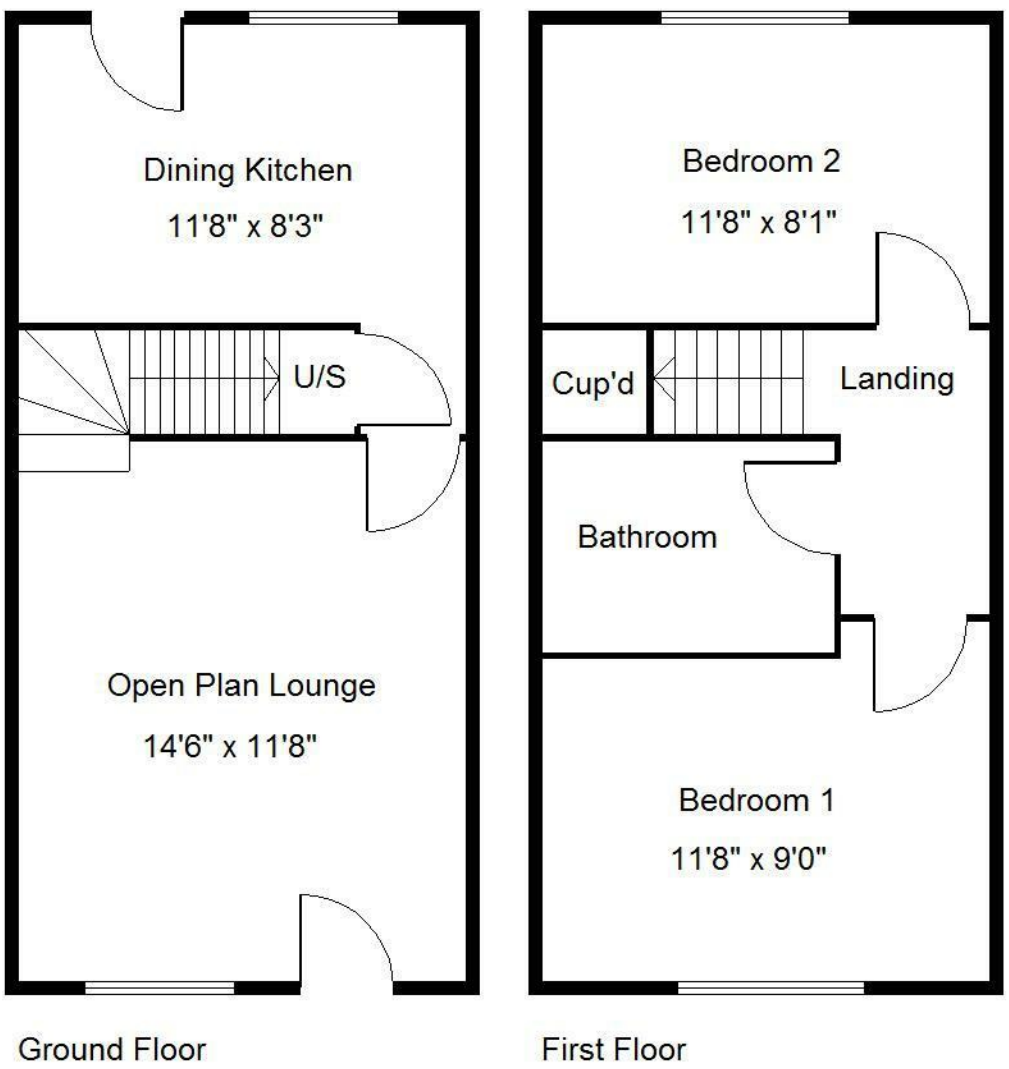
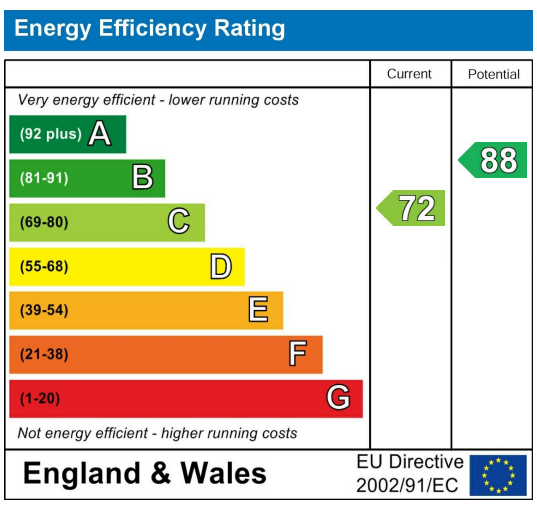
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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.

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