

horton knights of doncaster

61 Newfield Avenue, Moorends, Doncaster, DN8 4SA



Located on this attractive roadway, a 3 bedroom semi detached house which provides good size living accommodation.

The property on offer is fitted with PVC double glazing, gas central heating and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge, modern fitted dining kitchen, first floor landing, three bedrooms with two doubles and a house bathroom. Outside to the front there is a lovely garden with a driveway providing car standing, whilst to the rear there is a good sized garden which is not directly overlooked. Situated within Moorends, the property has access to a good range of local amenities including, shops, schools and bus routes.

£795 PCM
£650 Bond

ACCOMMODATION

A pvc double glazed entrance door with glazed sized screen leads into the property's entrance hall.

ENTRANCE HALL

Having a central heating radiator, a central ceiling light and a staircase leading to the first floor accommodation. A white panelled door leads into the open plan lounge.

LOUNGE

4.42m x 4.04m (14'6" x 13'3")

An attractive room having a broad pvc double glazed window to the front, a fireplace, a central ceiling light, coving to the ceiling and a door leading into the fitted kitchen.

DINING KITCHEN

5.36m x 2.59m (17'7" x 8'6")

Fitted with a range of high and low-level units finished with a modern grey cabinet door, a contrasting rolled edge work surface, a four-ring gas hob, stainless steel splashback with a matching extractor hood and integrated oven beneath. Having plumbing for an automatic washing machine, a single drainer stainless steel sink unit, a pvc double glazed window with an outlook to the rear and further pvc double glazed double opening doors giving access into the rear garden. There is a pantry with utility shelving, vinyl floor covering, two ceiling lights, a central heating radiator and a further pvc double glazed exterior door.

FIRST FLOOR LANDING

As previously described the staircase leads to the first floor landing.

Having a pvc double glazed window to the side, an access point into loft space plus doors to bedrooms and bathroom.

BEDROOM 1

3.35m x 3.10m (11'0" x 10'2")

An attractive double bedroom having a pvc double glazed window to the front, a central heating radiator, a central ceiling light and coving to the ceiling.

BEDROOM 2

3.35m x 3.20m (11'0" x 10'6")

There is a pvc double glazed window to the rear, a central heating radiator, a central ceiling light and a built-in cupboard housing the hot water cylinder with linen storage.

BEDROOM 3

2.29m x 2.21m (7'6" x 7'3")

This has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM

Fitted with a white suite comprising of a panelled bath with a glazed shower screen, an independent electric shower, wash hand basin inset to vanity unit and a low flush WC. There is tiling to the four walls with a coordinating tiled floor, a contemporary style chrome towel rail/radiator, a pvc double glazed window and a central ceiling light.

OUTSIDE

To the front of the property there is an attractive garden area which is part lawned with shaped flowerbeds and borders stocked with a variety of shrubs and plants. A side driveway provides car standing and leads to a timber gate and gives access into the property's rear garden.

REAR GARDEN

This is a particularly good size garden with concrete post and timber fencing to the perimeters, a good size lawn with patio and sitting areas. The rear of the property is not directly over looked and therefore has a much more private feel.

LETTINGS AGENTS NOTES

Central Heating - The property has a gas radiator central heating system fitted.

Double Glazing - The property has PVC double glazing fitted.

Council Tax - This property is Band B.

Viewing - By prior telephone appointment with horton knights estate agents on 01302 760322.

Opening Hours: - Monday - Friday 9:00 - 5:30; Saturday 9:00 - 3:00;Sunday www.hortonknights.co.uk.

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.

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