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Sharleston Drive, Stainforth, Doncaster, DN7 5PU

Guide Price £130,000



\*\*\* GUIDE PRICE £130,000 - £140,000 \*\*\*

IMMACULATE TWO BEDROOM SEMI-DETACHED HOUSE / SIDE DRIVEWAY, BEAUTIFULLY ENCLOSED REAR GARDEN / MODERN FITTED KITCHEN, TWO GOOD SIZE BEDROOMS / MOTIVATED SELLER / VIEWING RECOMMENDED //

Located on this popular development, a good size and very well presented 2 bedroom semi-detached house. It has gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall, ground floor W/C, spacious lounge, modern fitted dining kitchen with integrated appliances. First floor landing, 2 good size bedrooms and a modern white bathroom. Outside are front and rear gardens, the rear enjoys a nice sunny Westerly facing aspect and there is off road parking. Popular residential development within this established area offering good access to local amenities, including a variety of shops, schools etc plus good access to the motorway network. MOTIVATED SELLER. VIEWING RECOMMENDED.

ACCOMMODATION

A double glazed entrance door leads into the property's entrance hall. This has a central heating radiator, central ceiling light and door to ground floor W/C.

GROUND FLOOR W/C  
5'2" x 2'9" (1.57m x 0.84m)

Fitted with a modern 2 piece white suite comprising of a low flush W/C, wash hand basin, modern vinyl floor covering, PVC double glazed window and a ceiling light.

LOUNGE  
13'9" x 12'3" (4.19m x 3.73m)

An attractive front facing reception room which has two PVC double glazed windows to the front and side elevations, a double panel central heating radiator, central ceiling light and a door through into a dining kitchen.

DINING KITCHEN  
12'3 x 10'10" (3.73m x 3.30m)

The kitchen is fitted with a range of high and low level units finished with a roll edge work surface. There is a four ring gas hob inset to the work surface with integrated oven, extractor hood, plumbing for automatic washing machine, room for tumble dryer and room for a tall fridge freezer. There is a single drainer stainless steel sink unit, PVC double glazed window, composite double glazed door which gives access onto the rear garden. There is a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating system. Two central ceiling light points and deep built-in understairs storage cupboard.

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](http://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

FIRST FLOOR LANDING

There is an access point into the loft space, central heating radiator and doors to the bedrooms and bathroom.

BEDROOM 1 FRONT  
12'3" x 10'6" (3.73m x 3.20m)

A large double bedroom which has a PVC double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 2  
12'3" x 7'9" (3.73m x 2.36m)

A good size second double bedroom which has a PVC double glazed window to the rear, central ceiling light, deep built-in storage cupboard and a central heating radiator.

HOUSE BATHROOM

This is fitted with a modern white suite including modern tiles, it has a rainfall style shower over the bath, wash hand basin, low flush W/C, central heating radiator, PVC double glazed window, vinyl floor covering and an extractor fan.

OUTSIDE

To the front of the property there is an open plan lawned garden, side driveway which provides car standing and continues along the side of the property.

REAR GARDEN

The rear garden enjoys a lovely Westerly facing aspect, it is enclosed with fencing to the perimeters. It is mainly lawned with several shrubs and plants inset. Useful timber storage shed.

AGENTS NOTES:

service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various 6 years.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler TBC

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to xxxx mbps and upload speeds of up to xxxx 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

