

# horton knights of doncaster

4 The Avenue, Bentley, Doncaster, DN5 0NR



**3 BEDROOM MID TOWNHOUSE / MODERN KITCHEN WITH INTEGRATED APPLIANCES / BEAUTIFUL 4 PIECE BATHROOM SUITE / CLOSE TO AMENITIES / NO ONWARDS CHAIN //**

Situated on this well sought residential suburb, this very sensibly priced 3 bedroom mid townhouse offers accommodation with double glazing and gas central heating and comprises: Entrance hall, lounge, good sized kitchen, conservatory, first floor landing, 3 bedrooms and a large bathroom. Outside, the property has a four court to the front and an enclosed rear courtyard. Situated where the property is, gives it access to great amenities including schools, local shops and supermarkets and bus routes into the town centre. The property is offered with no onward chain and vacant possession, therefore viewing is highly recommended.

**Offers Over £89,995**

## ACCOMMODATION

A PVC double glazed entrance door with a double glazed fan light gives access to the entrance hall.

## ENTRANCE HALL

With dado rail to the walls, stairs rising to the first floor accommodation and a door leading to the lounge.

## LOUNGE

4.57m x 3.81m max (15'0" x 12'6" max)

A nice sized room with a PVC double glazed window to the front, a decorative fire surround incorporating a living flame gas fire set onto a granite style hearth, dado rail to the walls, a central heating radiator, coving to the ceiling with a central ceiling rose and spotlights and a door leading to the kitchen.

## KITCHEN

4.75m x 2.44m (15'7" x 8'0")

The kitchen extends to the full width of the house and has a range of wall mounted cupboards and base units with a granite effect rolled edge work surface with a matching splashback incorporating a single bowl sink unit with a mixer tap, there is an electric oven with a four ring gas hob and an extractor hood above. There is ceramic tiling to the remaining walls and large granite effect floor tiles, a walk in understairs storage cupboard, a PVC double glazed window and a PVC double glazed door giving access into the conservatory.

## CONSERVATORY

3.25m x 2.72m (10'8" x 8'11")

Of brick construction with double glazed windows to the side and rear elevations with pitch polyurethane roof and wood style laminated flooring.

## FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

With a small access hatch to the loft, coving to the ceiling, spotlights and doors leading off to the remaining accommodation.

## BEDROOM 1

3.53m x 2.41m (to robes) (11'7" x 7'11" (to robes))

A good sized double room with a PVC double glazed window to the front, a central heating radiator and built in mirror fronted wardrobes.

## BEDROOM 2

2.46m x 2.26m (8'1" x 7'5")

With a PVC double glazed window to the rear, a central heating radiator, laminated flooring, coving to the ceiling and spotlights.

## BEDROOM 3 (FORMER BATHROOM)

2.34m max x 1.73m (7'8" max x 5'8")

With a PVC double glazed window to the front, a central heating radiator, coving to the ceiling and spotlights.

## BATHROOM (FORMER BEDROOM 2)

3.48m x 2.39m max (11'5" x 7'10" max)

This is a large bathroom and was formerly a double bedroom, there is a PVC double glazed window to the rear, a built in cupboard housing the cylinder and header tank, a four piece white suite comprising of a low flush W/C, a pedestal wash hand basin, a free standing bath and a separate shower enclosure with a wall mounted electric shower. There is full ceramic tiling to the walls and further ceramic tiling to the floor, a wall mounted heated towel rail, an extractor fan and spotlighting to the ceiling.

## OUTSIDE

To the front of the property, there is a small enclosed four court which is paved with a gravel border and brick built wall and cast iron railings to the front plus concrete posts and timber fencing to the party boundaries. A pathway gives access to the front entrance door.

## REAR COURTYARD

The rear courtyard is laid to concrete and has a timber storage shed and concrete posts and timber fencing to the outer boundary. There is an external water tap attached to the rear of the property.

## 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 unknown.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 220 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](http://www.hortonknights.co.uk)

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