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Oxton Drive, Warmsworth, Doncaster, DN4 9PN
Offers Around £169,950

3 BEDROOM SEMI DETACHED HOUSE / POPULAR CUL-DE-SAC IN WARMSWORTH / NICE CORNER POSITION / LONG DRIVEWAY AND GARAGE / GAS CENTRAL HEATING / DOUBLE GLAZING / IN NEED OF SOME GENERAL UPDATING / PRICED TO SELL //

A traditional style 3 bedroom semi-detached house located on this popular cul-de-sac within Warmsworth village. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, open plan lounge and dining room with a door onto the rear garden, kitchen with pantry style cupboard off. First Floor Landing, 3 bedrooms including 2 very good sized doubles, bathroom with shower. Corner gardens, a long side driveway and a detached brick garage. It is well placed with access to amenities within Warmsworth village including access to the motorway network via the A1. PRICED TO SELL. INTERNAL VIEWING RECOMMENDED.

ACCOMMODATION

A brick portico gives shelter to pvc double glazed entrance door with matching side screens.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, a ceiling light and a smoke alarm.

OPEN PLAN LOUNGE & DINING ROOM

24'9" x 9'7" (7.54m x 2.92m)

The lounge area is a good size square shape, it has a broad pvc double glazed window to the front, a feature fireplace with gas fire inset. This opens directly into the dining area where there is a pvc double glazed door, with matching side windows and therefore allows the room a good amount of natural light. There is a central heating radiator, coving and a central ceiling light.

KITCHEN

11'3" x 8'6" (3.43m x 2.59m)

This is fitted with a range of high and low level units. There is a four ring electric hob, an extractor hood, an integrated oven. It has two pvc double glazed windows, pvc double glazed exterior door, tiled flooring, a ceiling light, a double panel central heating radiator, a smoke and heat alarm. There is also a built in understairs pantry style cupboard which has a pvc double glazed window and shelving.

FIRST FLOOR LANDING

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

BEDROOM 1 FRONT

13'0" x 11'3" (3.96m x 3.43m)

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

BEDROOM 2 REAR

11'3" x 11'3" (3.43m x 3.43m)

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

BEDROOM 3 FRONT

8'6" max x 7'1" max (2.59m max x 2.16m max)

A single sized bedroom, there is a pvc double glazed window to the front, a central heating radiator and a ceiling light.

HOUSE BATHROOM

7'0" x 6'6" (2.13m x 1.98m)

This is fitted with a suite that comprises of a panelled bath, a pedestal wash hand basin and low flush wc. There is a mains plumbed shower over the bath, a pvc double glazed window, a ceiling light and a built in cupboard which houses a gas fired combination type boiler which supplies domestic hot water and central heating systems.

OUTSIDE

The property stands on a corner plot, the front and side is mainly lawned, there is brick walling and fencing to the perimeter, several maturing shrubs, plants and trees providing privacy. A gated side drive provides ample car standing and in turn leads to a detached brick garage with a metal up and over door, power and light laid on. The rear garden is triangular shape, mainly concrete providing a low maintenance

rear garden, space for garden table and chairs. External water.

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 TBC.

COUNCIL TAX - Band B

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.

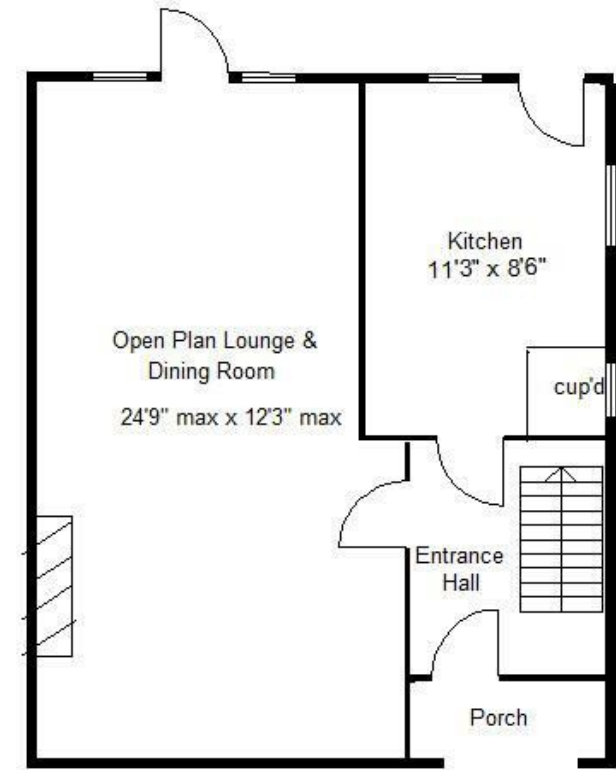
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable,

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 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.

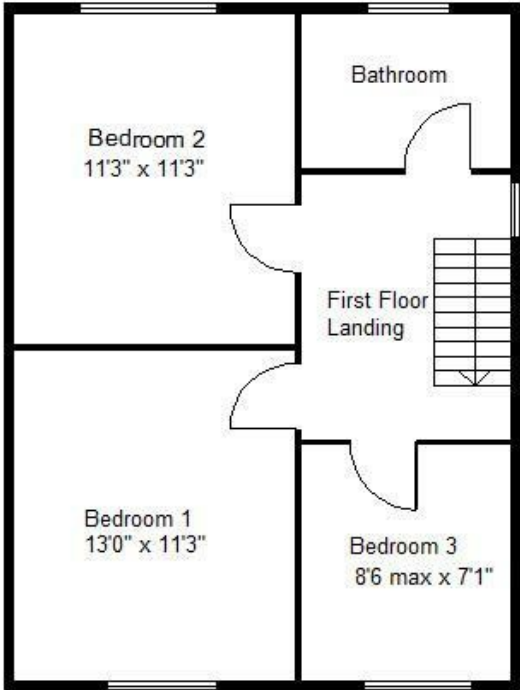
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
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Ground Floor



First Floor

