



horton knights of doncaster

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**Broadway, Dunscroft, Doncaster, South Yorkshire, DN7 4AA**  
**Offers Over £125,000**



3 BEDROOM SEMI-DETACHED HOUSE / POPULAR ROADWAY / SPACIOUS ROOMS / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / DINING CONSERVATORY / MOTIVATED SELLER / VIEWING ESSENTIAL //

Located on this popular roadway, a good sized 3 bedroom semi detached house which benefits from a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to first floor, spacious lounge, dining kitchen with integrated cooking appliances, large dining conservatory to the rear. First floor landing, 3 good sized bedrooms, the main bedroom has fitted wardrobes, plus a white bathroom. Outside there are front and rear gardens, the front is hard landscaped and there is an attached garage/ store at the side of the property. Good access to local amenities, including local shops, schools plus easy access to the motorway network.

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance porch.

ENTRANCE PORCH

This is double glazed with a tiled floor and a further pvc double glazed exterior type door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a central heating radiator, coving, a central ceiling light and door into the lounge.

LOUNGE

13'10" x 12'0" (4.22m x 3.66m)

An attractive and a good sized reception room, it has a pvc double glazed bow window to the front, a central heating radiator concealed behind a radiator grill, coving and a central ceiling light.

DINING KITCHEN

15'0" x 9'9" (4.57m x 2.97m)

This is a good size, it's fitted with a range of high and low level units finished with a roll edge work surface. There is a four ring gas hob with an extractor hood above and an integrated oven. There is also an integrated dishwasher and an integrated fridge and freezer A single drainer 1½ bowl stainless steel sink unit with a mixer tap, plumbing for an automatic washing machine. Central heating radiator concealed behind a radiator grill, tiled flooring, a ceiling light, a deep understairs storage cupboard and pvc double glazed doors which lead into a dining conservatory.

DINING CONSERVATORY

10'7" x 9'6" (3.23m x 2.90m)

This is a good size, it has two pvc double glazed double opening doors which lead down into the property's rear garden. A pitched polycarbonate style roof, power and light laid on.

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

14'0" x 9'0" (4.27m x 2.74m)

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

BEDROOM 2 REAR

9'10" x 9'0" (3.00m x 2.74m)

This has a pvc double glazed window to the rear, a central heating radiator, a central ceiling light and a built-in cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 3

7'4" x 5'9" (2.24m x 1.75m)

This is a comfortable third bedroom, it has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

HOUSE BATHROOM

This is fitted with a three piece white suite that comprises of a panelled bath with mixer shower over,

including rainfall shower head, a pedestal wash hand basin and a low flush wc. There is tiling to the four walls, contrasting floor tiles, a pvc double glazed window, inset spotlighting and an extractor fan to the ceiling.

OUTSIDE

To the front of the property there is a hard landscaped garden area with concrete posts and fencing to the perimeters.

REAR GARDEN

There is a good sized rear garden with concrete posts and timber fencing to the perimeters. It is mainly lawned with a central pathway, a timber shed and access into the back of the garage.

GARAGE

18'0" x 7'3" (5.49m x 2.21m)

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 2018.

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 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

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