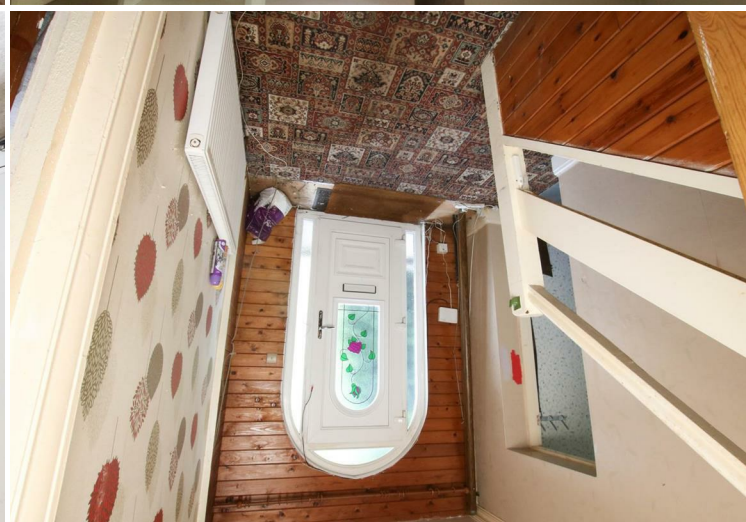
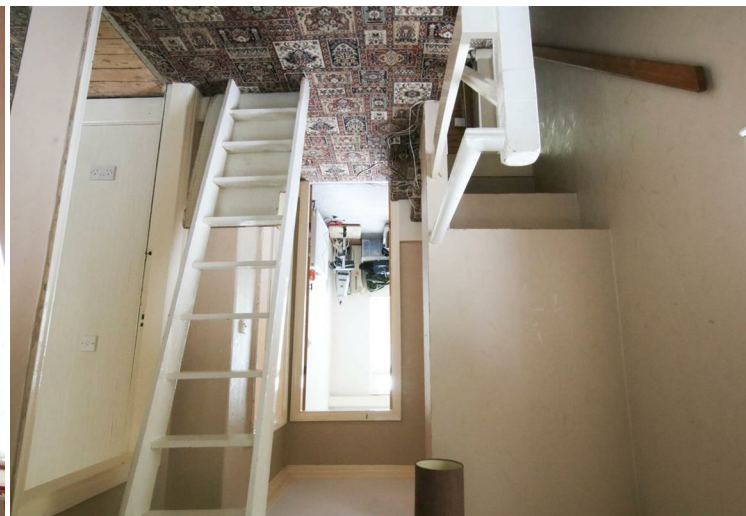
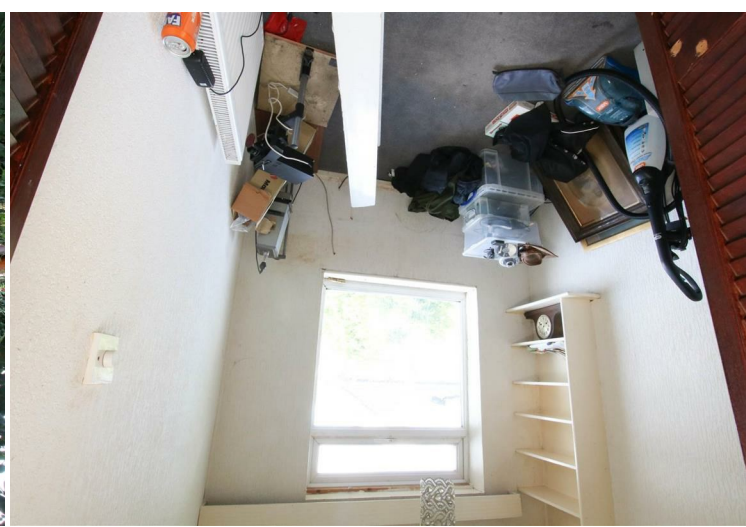




horton knights of doncaster

sales
lettings
and service



Sherwood Avenue, Scawsby, Doncaster, DN5 8QH
Guide Price £160,000 - £175,000

VIDEO TOUR ONLINE / 3 BEDROOM SEMI-DETACHED HOUSE / LARGE PLOT / SMALL SIDE EXTENSION TO CREATE GROUND FLOOR WET ROOM / GARAGE & WORKSHOP / IN NEED OF GENERAL UPDATING / HUGE POTENTIAL / INTERNAL VIEWING RECOMMENDED //

Situated on this attractive and sought after roadway, off Barnsley Road, a good sized 3 bedroom semi-detached house on a large plot. The property will require updating however has been priced accordingly. It has a gas radiator central heating system (not tested), mainly pvc double glazed and briefly comprises: Entrance hall with stairs to first floor, open plan lounge and dining room, kitchen and a ground floor wet room. First floor landing, 3 bedrooms and a bathroom. Outside are large gardens, a side driveway, garage and an attached workshop. Full video tour available, click on the link.

ACCOMMODATION

A pvc double glazed entrance door gives access into the entrance hall.

ENTRANCE HALL

This is a wide hall which has a staircase to the first floor accommodation, a ceiling light and a central heating radiator.

OPEN PLAN LOUNGE & DINING ROOM

28'7" x 12'0" max (8.71m x 3.66m max)

This is a good size, it has a deep pvc double glazed bay window to the front, a further double glazed patio door to the rear, 2 central heating radiators, a feature fireplace and fire (not tested), 2 ceiling lights and 4 wall lights.

KITCHEN

13'3" max x 9'4" max (4.04m max x 2.84m max)

This is fitted with a range of high and low level units, there is a 1½ bowl stainless steel sink unit, 2 pvc double glazed windows to the rear, a further timber casement window to the side, a quarry tiled floor, understairs storage, a doorway leading out into a lean-to style store.

GROUND FLOOR WET ROOM

8'2" x 6'6" (2.49m x 1.98m)

From the hallway a doorway gives access into a ground floor wet room. This has a low flush wc, hand wash basin, part plumbed for a shower. There is a central heating radiator, vinyl flooring, a timber casement window and a central ceiling light.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, access into loft space and doors to bedrooms and bathroom.

BEDROOM 1 FRONT

14'0" max x 12'0" max (4.27m max x 3.66m max)

This is a large double bedroom with a tall pvc double glazed bay window to the front, a ceiling light and a central heating radiator.

BEDROOM 2 REAR

13'4" x 11'0" (4.06m x 3.35m)

A good sized second double bedroom it has a pvc double glazed window to the rear, a central heating radiator, a period fireplace, wardrobes and ceiling light.

BEDROOM 3

7'10" x 6'10" (2.39m x 2.08m)

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

HOUSE BATHROOM

Fitted with a white suite that comprises of a bath, wash hand basin & low flush wc. Pvc double glazed window, central heating radiator and a part tiled floor.

OUTSIDE

The property stands on a particularly large and wide plot, it has hedging and fencing to the perimeters, a side driveway continues along the side of the property and leads to a gated access and leads to a garage and attached workshop.

REAR GARDEN

The rear garden is again a good size, there is a paved patio which leads onto a further garden beyond. There are several maturing fruit trees, a brick store.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - Mainly PVC double glazing, with some timber casement windows. 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, O2 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.

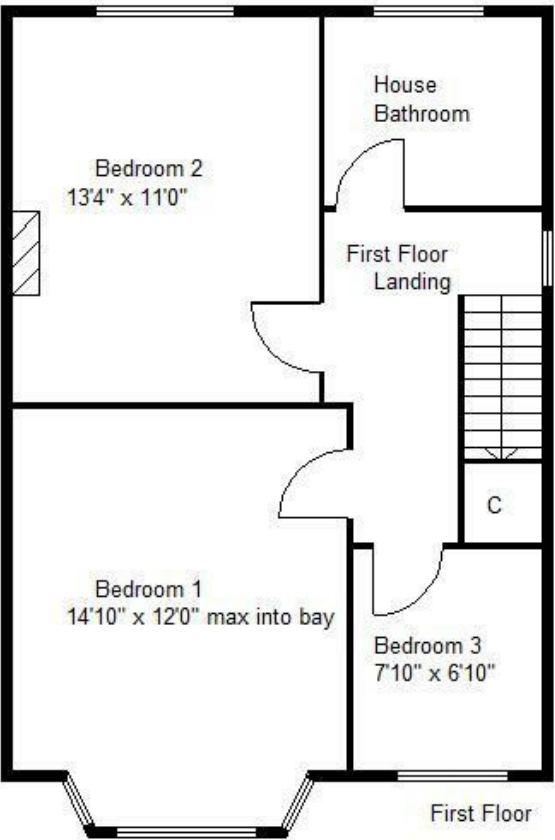
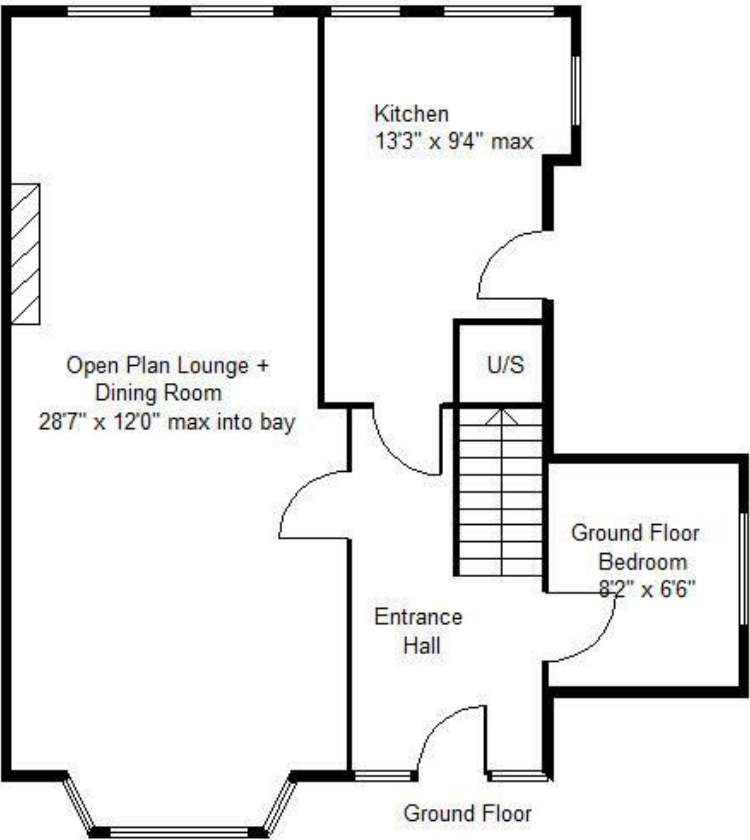
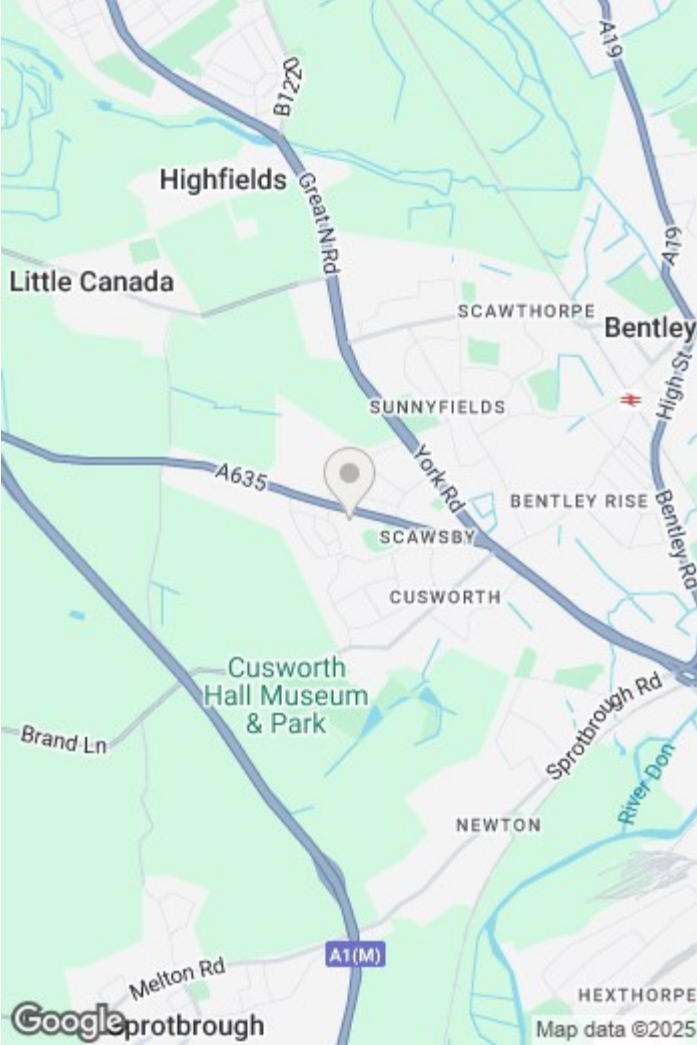
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part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		