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Broomhouse Lane, Edlington, Doncaster, DN12 1LH
Guide Price £115,000 - £125,000

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2 DOUBLE BEDROOM SEMI DETACHED / READY TO MOVE IN TO / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / SPACIOUS SITTING ROOM / SEPARATE REAR LIVING ROOM / MODERN FITTED KITCHEN / TWO DOUBLE BEDROOMS / BATHROOM / ENCLOSED REAR GARDEN / EASY ACCESS TO A1/M18/ VIEWING HIGHLY RECOMMENDED //

2 bedroom semi detached house which is literally ready to move into. It has gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Open hall into a spacious lounge with stairs to the first floor, separate rear living room with double doors into the rear garden, modern fitted kitchen, landing, two double bedrooms and a modern white bathroom with a shower bath. Outside to the rear is a pretty enclosed garden. Popular residential location with good access to amenities within Edlington centre and access to the A1/M18 motorway networks. Offered with no upwards chain and therefore early viewing is highly recommended.

ACCOMMODATION

There is a pvc double glazed entrance door with matching side screen which gives access to the property's lounge.

LOUNGE

17'3" max x 12'7" max (5.26m max x 3.84m max)
An attractive and good sized open-plan living space, it has staircase to first floor accommodation, a built in under stairs storage area, 2 central heating radiators, a deep double glazed bay window to the front, laminate flooring, coving, 2 ceiling light points and a door which gives access into a large dining/second living space.

DINING/ LIVING SPACE

17'3" x 9'6" (5.26m x 2.90m)
This has 2 pvc double glazed double opening doors which gives access onto the rear garden, a pvc double glazed window to the side, central heating radiator, feature fireplace with electric fire inset, modern laminate flooring, 2 ceiling lights and a deep built in understairs storage cupboard.

FITTED KITCHEN

9'4" x 7'4" (2.84m x 2.24m)
This is fitted with a range of high and low level units finished with a rolled edge work surface, there is a recess suitable for a gas cooker, plumbing for an automatic washing machine, room for a slimline dishwasher and a tall fridge/freezer. There is a tiled floor covering, central heating radiator, pvc double glazed window to the rear and a further pvc double glazed door which gives access to the side.

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.

FIRST FLOOR LANDING

There is a pvc double glazed window to side, an access point into the loft space, ceiling light and coving.

BEDROOM 1

14' x 10' (4.27m x 3.05m)
This is a lovely big double bedroom as evidence by photographs and measurements. It has a broad pvc double glazed window with an outlook to the front, central heating radiator, coving, central ceiling light and a deep built in storage cupboard.

BEDROOM 2

10'8" x 9'6" (3.25m x 2.90m)
Again this is a good size second double bedroom, it has a pvc double glazed window to rear, central heating radiator and a central ceiling light.

BATHROOM

This is fitted with a white suite that comprises of a panelled bath with a shower over including a glazed shower screen, a pedestal wash hand-basin and low flush wc. There is a chrome style towel rail/radiator, pvc double glazed window, vinyl flooring, coving, ceiling light and an extractor fan.

OUTSIDE

There is a pedestrian pathway from the front which leads up to the front and a side gates which gives access into the rear garden.

REAR GARDEN

This is a good size rear garden, it is all nicely

enclosed with fencing and hedging to the perimeters, there is a paved patio sitting area which extends on to a larger lawn, useful timber storage shed to the far corner and access to the front 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 TBC

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1600 mbps and upload speeds of up to 1500 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

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

