

horton knights of doncaster

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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.

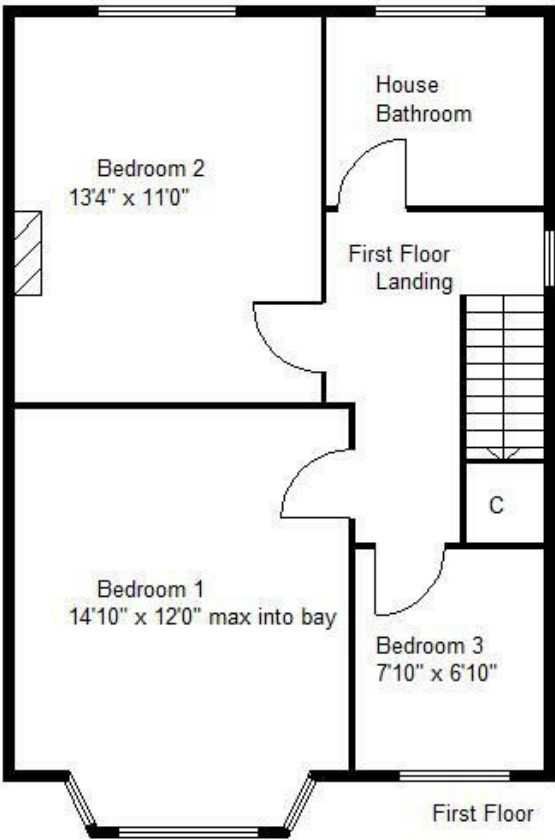
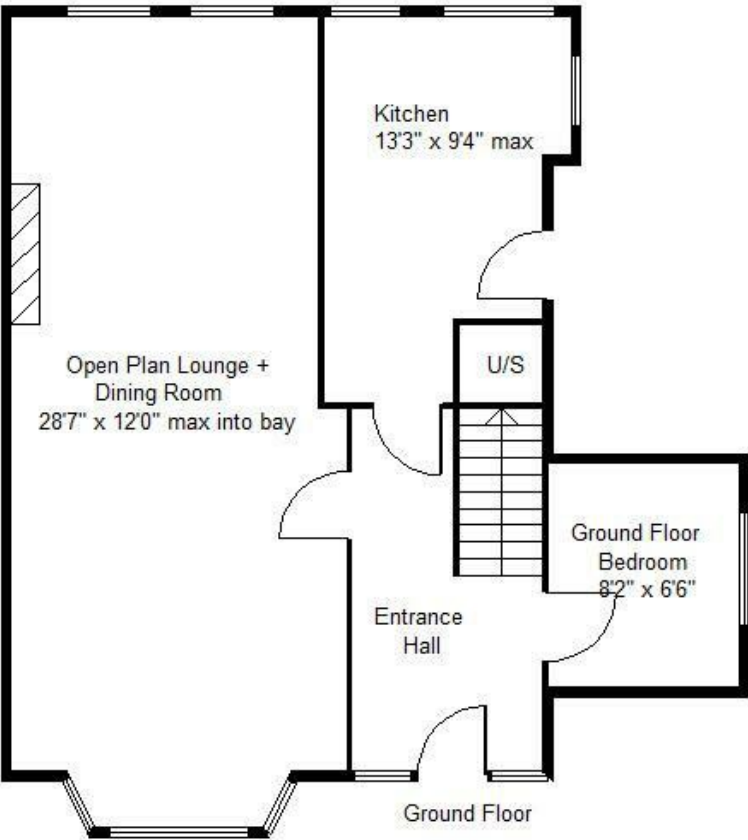
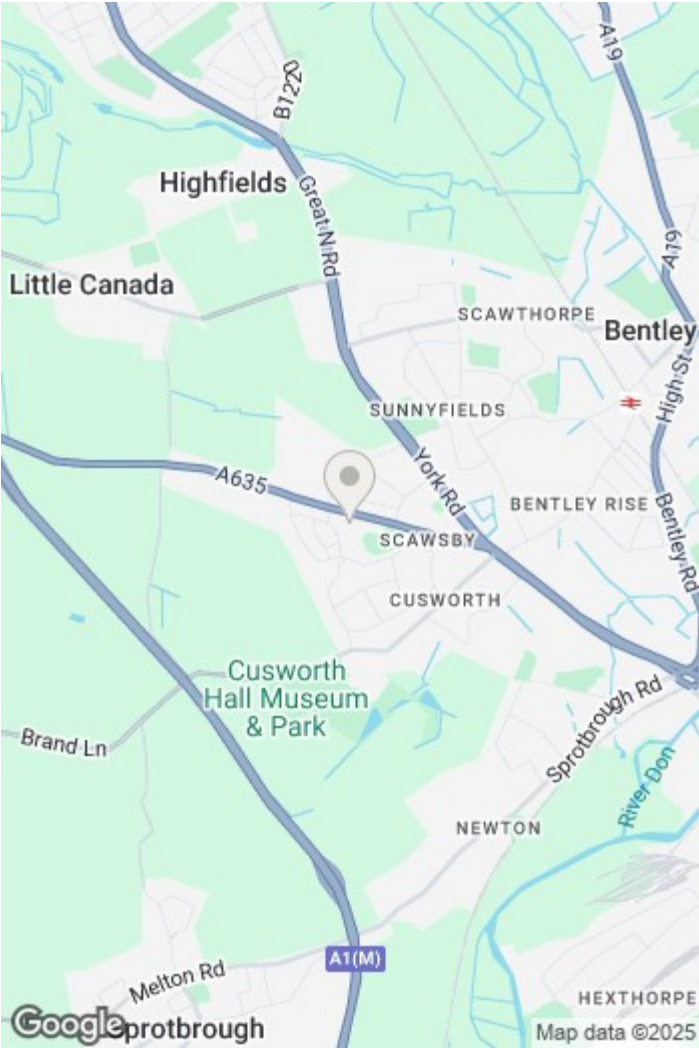
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part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.



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		
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