



horton knights of doncaster

sales
lettings
and service



Markham Avenue, Carcroft, Doncaster, DN6 8DT
Guide Price £110,000 - £115,000

GUIDE PRICE £110,000 - £115,000

3 BEDROOM END OF TERRACED / GARAGE & OFF ROAD PARKING / LARGE CORNER GARDEN / 2 RECEPTION AREAS / 3 GOOD SIZED BEDROOMS / EN SUITE SHOWER ROOM / GF BATHROOM / PRICED TO SELL / VIEWING ESSENTIAL//

Located at the top of Markham Avenue, fronting onto Owston Road, a 3 bedroom double fronted end house with a larger garden, garage and off road parking. The property has been priced to allow for some updating. It has gas central heating, double glazing and briefly comprises: Entrance hall, lounge, dining room which opens into the kitchen, inner hall, ground floor bathroom and a rear porch. First floor landing 3 good sized bedrooms, with the main bedroom having an en-suite shower room. Outside are larger corner gardens, car parking and a brick garage. Lovely position with a nice outlook. NO CHAIN. EARLY VIEWING RECOMMENDED.

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

ENTRANCE HALL
This has a deep built-in understairs storage cupboard, vinyl flooring and a door into a front facing lounge.

LOUNGE
17'10" x 12'3" (5.44m x 3.73m)
This is a good size room, it has a pvc double glazed window to the front, a central heating radiator, coving to the ceiling and wall lights.

DINING/ LIVING ROOM
11'6" x 10'0" (3.51m x 3.05m)
This has a pvc double glazed bay window to the front, coving to the ceiling, an electric fire and broad opening which leads through into the kitchen.

KITCHEN
10'6" x 9'10" max (3.20m x 3.00m max)
This is fitted with a range of high and low level units finished with a Oak style cabinet door, there is a contrasting work surface, a single drainer stainless steel sink unit and an integrated 4 ring gas hob with an extractor hood above and an integrated oven beneath. There is also an integrated fridge, central heating radiator, tiled flooring, a deep recess suitable for washing machine with appropriate plumbing laid on, plus a wall mounted gas fired boiler which supplies the domestic hot water. There is a pvc double glazed window, 2 ceiling light points and door which continues into the rear hall.

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - The property has 2 gas fired boilers, one supplies the central heating system and one supplies the domestic hot water.. Age of boilers TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with

REAR HALL
This has a staircase leading to the first floor accommodation, a central ceiling light, central heating radiator and a door to the bathroom.

BATHROOM
10'2" x 7'3" (3.10m x 2.21m)
This is fitted with a four piece white suite that comprises of a panelled bath, a separate shower enclosure, pedestal wash hand basin and a low flush wc. There is a pvc double glazed window, a central heating radiator, vinyl flooring, coving and a central ceiling light.

REAR PORCH
This is pvc double glazed with a pvc double glazed door, a ceiling light and a built-in cupboard with utility shelving. A further door from here gives access to a personnel door giving access into the garage.

FIRST FLOOR LANDING
8'6" x 5'10" (2.59m x 1.78m)
Has a pvc double glazed window to the front which has an attractive outlook.

BEDROOM 1
18'0" x 10'1" (5.49m x 3.07m)
This is a large double bedroom which has a pvc double glazed window to the front, central heating radiator, wall lights and a curved wall which gives access to an en-suite shower room.

EN-SUITE SHOWER ROOM
This has a shower enclosure with an independent

electric shower, wash basin and a low flush wc. There is vinyl flooring, pvc double glazed window, coving and a ceiling light.

BEDROOM 2 FRONT
9'4" x 8'2" (2.84m x 2.49m)
A good sized second bedroom, it has a pvc double glazed window to the front, central heating radiator, coving, ceiling light and a deep built-in storage cupboard with shelving.

BEDROOM 3
12'4" x 9'3" (3.76m x 2.82m)
This has a pvc double glazed window to the front, central heating radiator, coving and a ceiling light.

OUTSIDE
To the front of the property there is a n attractive and good sized garden which has ornamental brick walling to the perimeters, a pedestrian gate giving access from Owston Road, to the front of the property. A pathway continues to the side where there is a further side garden. Vehicle access is taken from Markham Avenue which has double opening gates and leads onto a concrete driveway which in turn leads to a BRICK BUILT GARAGE with twin opening doors, 3 timber casement windows to the side and rear elevations. There is a second boiler which supplies the gas central heating system along with power for a tumble dryer and freezers etc. The remainder of the garden is hard landscaped with a garden path which leads round onto the larger side garden.

AGENTS NOTES:

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

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.

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.

