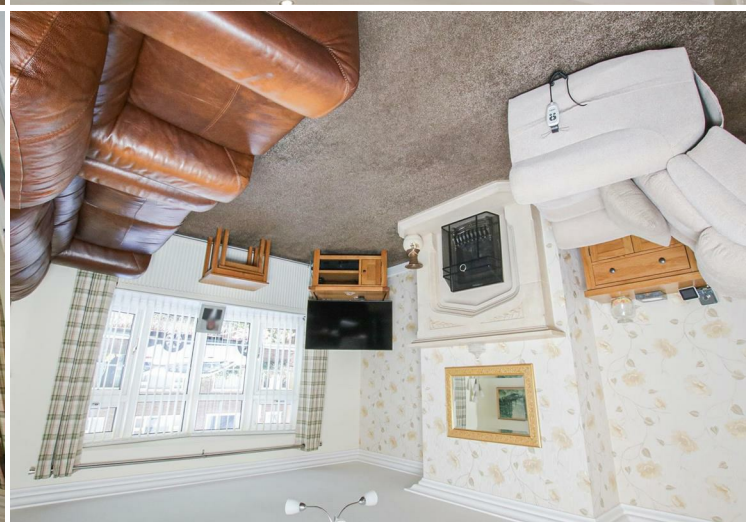
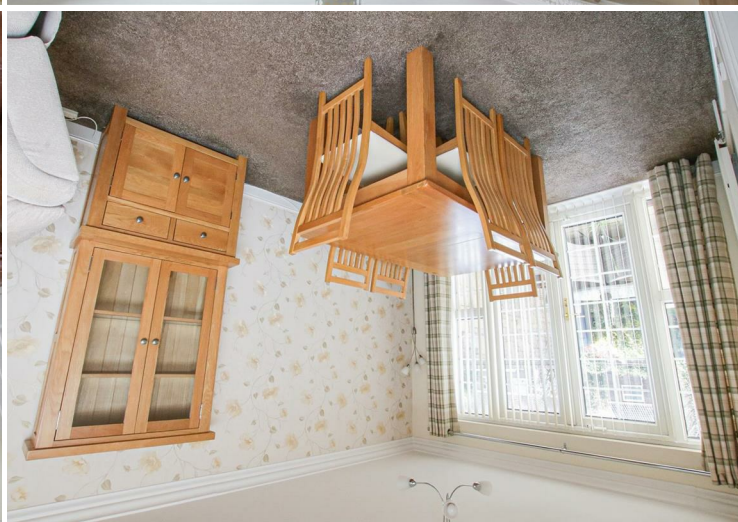
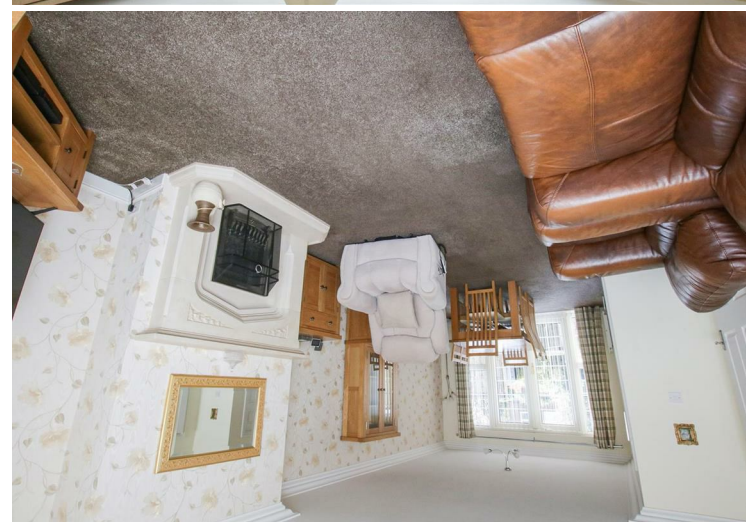
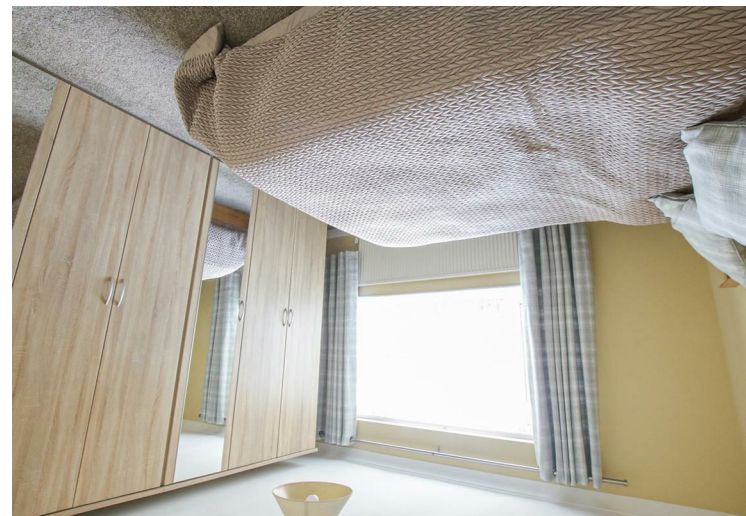
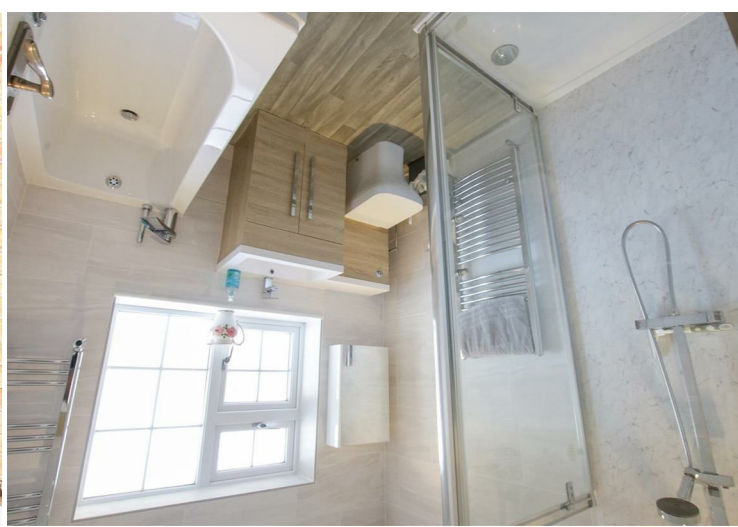
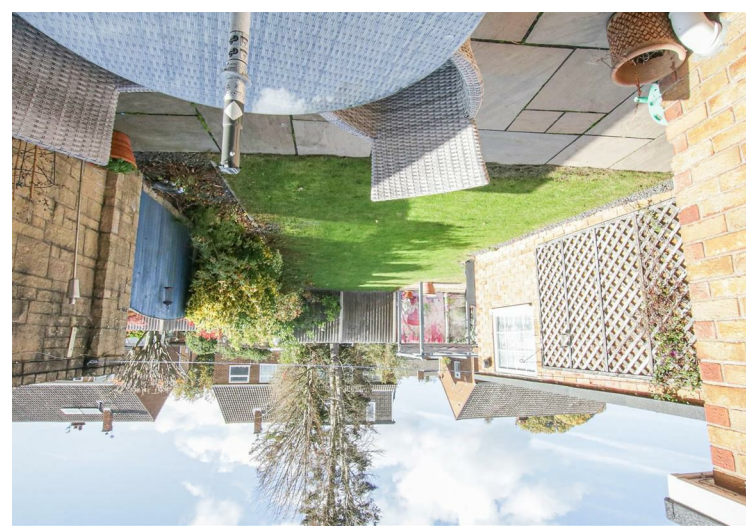




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Linkwood Avenue, Wheatley Hills, Doncaster, DN2 5QW
Asking Price £225,000

A GOOD-SIZED EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE / LARGE MODERN KITCHEN WITH INTEGRATED APPLIANCES / GCH VIA COMBI BOILER / PVC DG / THREE GOOD-SIZED BEDROOMS MODERN CONTEMPORARY 4 PIECE BATHROOM / ATTRACTIVE REAR GARDEN / 2 SEPARATE GARAGES / EARLY VIEWING RECOMMENDED //

Located on this popular roadway is this good-sized three bedroom semi-detached house. The property has a gas radiator central heating system installed, PVC double glazing and briefly comprises: an entrance hall with stairs to first floor, spacious open plan lounge/dining room, modern fitted breakfast kitchen with integrated appliances, separate utility room and ground floor WC. On the first floor there are three good-sized bedrooms and a modern four piece bathroom. Outside there are front and rear gardens, 2 garages although one has limited access, more of a workshop. Very popular location with good access to the city, centre, local amenities including the hospital. Early viewing is recommended.

ACCOMMODATION

A brick portico gives shelter to a composite type double glazed entrance door with double glazed side screens and leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation with a spindled banister rail, coving, ceiling light, central heating radiator and a tiled floor covering. There is an understairs storage cupboard which houses a wall mounted gas fired boiler which supplies the domestic hot water and central heating systems.

OPEN PLAN LOUNGE & DINING ROOM

25'5"max x 12'4" max (7.75mmax x 3.76m max)

An attractive and bright room it has a broad PVC double glazed window to the front, there is a central heating radiator, feature stone style fireplace, central ceiling light and ornate cornicing.

Within the dining area there are two PVC double opening doors which lead out onto a rear patio and garden. There is a further central heating radiator, continuation of the coving and a ceiling light.

EXTENDED KITCHEN

15'0"x 9'10" (4.57mx 3.00m)

This has been extended and is all smartly finished with a range of modern high and low level units finished with a white high gloss cabinet door, a contrasting timber work surface, an integrated four ring gas hob with extractor hood above, integrated oven, combination type microwave, a single drainer one and half bowl stainless steel sink unit and mixer tap, a semi-integrated dishwasher. The work-surface extends to provide a breakfast bar. There is a continuation of the tiled flooring, inset spot lighting, PVC double glazed window and a door to the utility room.

UTILITY ROOM

6'0" x 5'0" (1.83m x 1.52m)

This has space for fridge freezers , washing machines etc, there is a towel rail radiator, tiled flooring and door to ground floor WC.

GROUND FLOOR WC

This has a PVC double glazed window, tiled flooring, low-flush WC, wash-hand basin and a central heating radiator.

FIRST FLOOR LANDING

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

BEDROOM 1

13'1" x 9'8" max (3.99m x 2.95m max)

A large front facing double bedroom it has a range of fitted bedroom furniture concealing hanging rail and storage, a central heating radiator, broad PVC double glazed window, ornate cornicing and a central ceiling light.

BEDROOM 2

12'0" x 11'10" (3.66m x 3.61m)

Again a good-sized second double bedroom it has a PVC double glazed window with outlook over the property's rear garden, central heating radiator, coving and a ceiling light.

BEDROOM 3

7'11" x 7'2" (2.41m x 2.18m)

A comfortable third bedroom (as evidenced by the room measurements) it has a PVC double glazed window to the front, a central heating radiator, coving and a ceiling light.

CONTEMPORARY BATHROOM

All beautifully upgraded to include a four-piece white suite that comprises of a panelled bath with free-flow tap shower rinse wash, a separate shower enclosure, with a mains plumbed thermostatic shower including a rainfall shower head, wash hand basin and low-flush WC inset into bathroom furniture. It has two contemporary style towel rail/radiators, tiling to the walls and coordinating vinyl flooring, inset spotlighting to the ceiling, extractor fan and a PVC double glazed window.

OUTSIDE

To the front of the property there is an attractive well maintained garden area, there is a dropped kerb which gives access to a block paved car standing space with artificial lawn to the side, decorative stones, inset plants all making a lower maintenance garden area.

INTEGRAL GARAGE

17'1" x 9'0" (5.21m x 2.74m)

An electric door to the front, rear personnel door, power and light laid on.

REAR GARDEN

All enclosed with concrete posts and timber fencing to the perimeters, there is an attractive Indian stone styled paved patio and sitting area which extends across the rear elevation the remainder is lawned with decorative stones inset to a border with ornamental plants, shrubs and trees. At the far end there is a second covered patio area with pergola and a sail/canopy. There is a second detached brick garage which has a metal up and over door, power and light laid on, it should be noted there is limited access perfect for bicycles etc.

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 B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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.

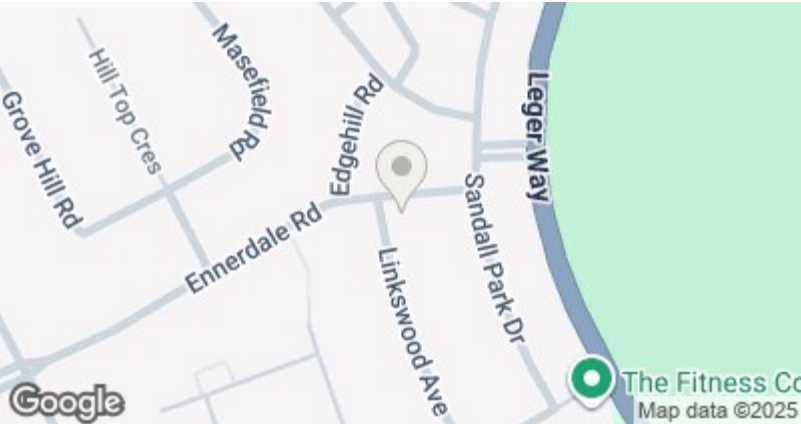
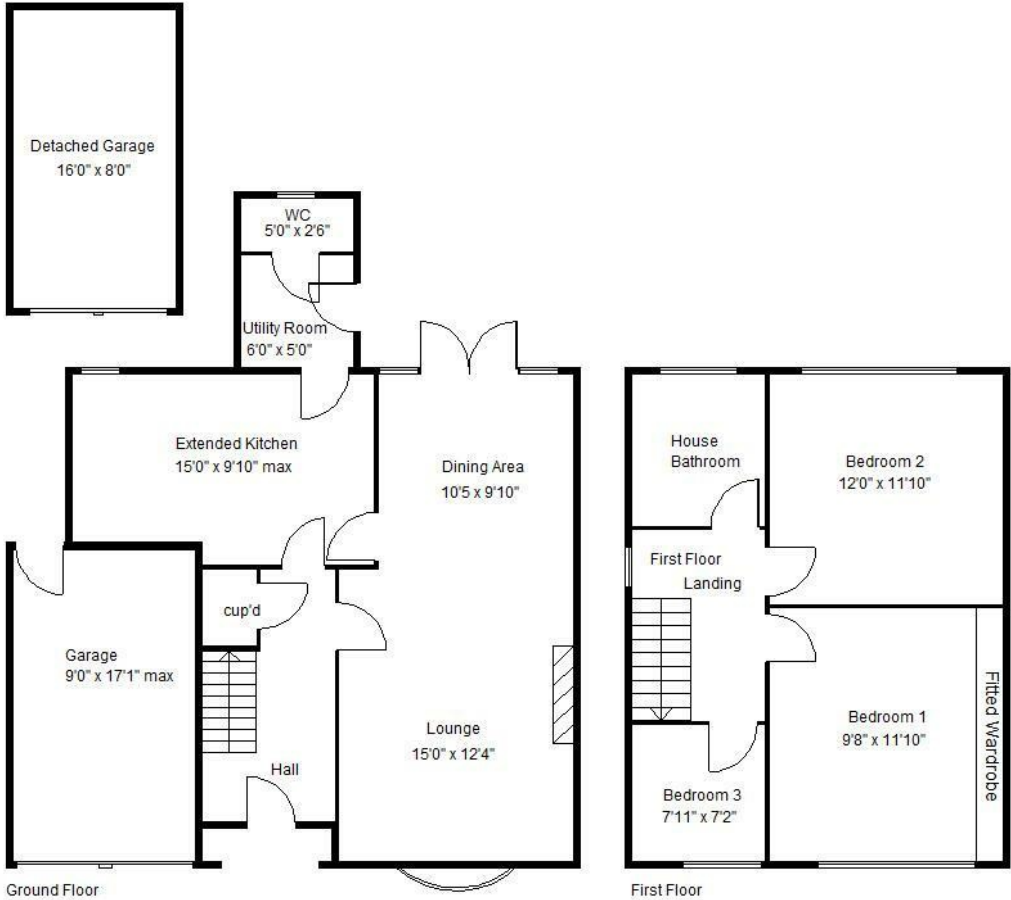
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advice from their professional advisors.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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