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Heaton Gardens, Edlington, Doncaster, DN12 1SY
Offers Over £149,995

Tucked away at the end of this cul-de-sac on this really nicely regarded estate in Edlington is this semi-detached house which enjoys a larger than average plot and has double glazing and gas fired central heating and comprises of: entrance vestibule, lounge/dining room with air conditioning unit, fitted kitchen, first floor landing, two really well sized double bedrooms to the full width of the house and a bathroom with a newly fitted suite. outside, as mentioned, the plot is really generous with a large tarmac driveway providing off-street parking for 4/5 vehicles or potentially a motor-home, front side and rear gardens. Located where the property is, affords it not only a bit of peacefulness but also good access to all the local amenities in the village including: schools, bus routes and indeed the A1 if required for commuting. All in all an excellent home, ideal for first time buyers or investors looking to build their portfolio and is offered with no onward chain. **VIEWING IS HIGHLY RECOMMENDED.**

ACCOMMODATION

A double glazed composite style door gives access to entrance hall.

ENTRANCE HALL

This has a double glazed window to the front, central heating radiator, textured ceiling and door leading into lounge/dining room.

LOUNGE/DINING ROOM

17'5" x 12'0" (5.31m x 3.66m)

This is a nice large room with a double glazed window to the front, large double panelled central heating radiator, built in understairs storage cupboard providing useful storage space and an air-conditioning unit.

Stairs rise from the lounge to the first floor landing.

KITCHEN

12'0" x 6'10" (3.66m x 2.08m)

Fitted with a range of oak style wall mounted and base units with a rolled edge work surface incorporating a single bowl stainless steel sink with mixer tap. There is tiling to the splashback areas, other integrated appliances include; an electric oven with matching white four ring gas hob and extractor hood above, plus appliance recess for a washing machine and space for a double height fridge freezer. Gas central heating boiler is also present in the kitchen with a double panelled radiator and wood style vinyl floor covering. PVC wood effect french style doors give access to the rear garden.

FIRST FLOOR LANDING

This has doors leading off to the remaining accommodation, access to the loft space and textured ceiling.

BEDROOM 1

12'0" x 9'9" max (3.66m x 2.97m max)

Situated at the rear of the property with a double glazed window overlooking the rear garden, central heating radiator, the room is a nice size extending to the full width of the property creating a really good double bedroom.

BEDROOM 2

12'0" x 8'10" max (3.66m x 2.69m max)

Again another really good double bedroom extending to the full width of the house with a double glazed window to the front, central heating radiator, textured ceiling and built in over-stairs airing cupboard housing a lagged hot water cylinder.

HOUSE BATHROOM

This has a newly fitted suite which comprises low-flush WC, wash-hand basin set into vanity unit and a panelled bath with a chrome mixer tap and shower-head attachment. there is a double panelled radiator, extractor fan, double glazed window to the side elevation and wood style vinyl floor covering.

OUTSIDE

To the front the property has a wonderful sized plot which has a really large tarmac driveway that will provide off-street parking for 5 or possibly 6 vehicles and could house a motor-home or caravan if required, it really is a good size. There is also an open-plan front garden which is laid to lawn with a paved access pathway leading to the entrance and leading on to the left side of the property where a timber gate gives access into the side and rear gardens.

SIDE AND REAR GARDEN

This is laid predominantly to lawn with paved access pathway proving entrance round to the rear, there is a

large timber storage shed with light and power supplied with concrete posts, timber fencing and gravel boards to the boundary.

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...

COUNCIL TAX - Band A.

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, 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.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important

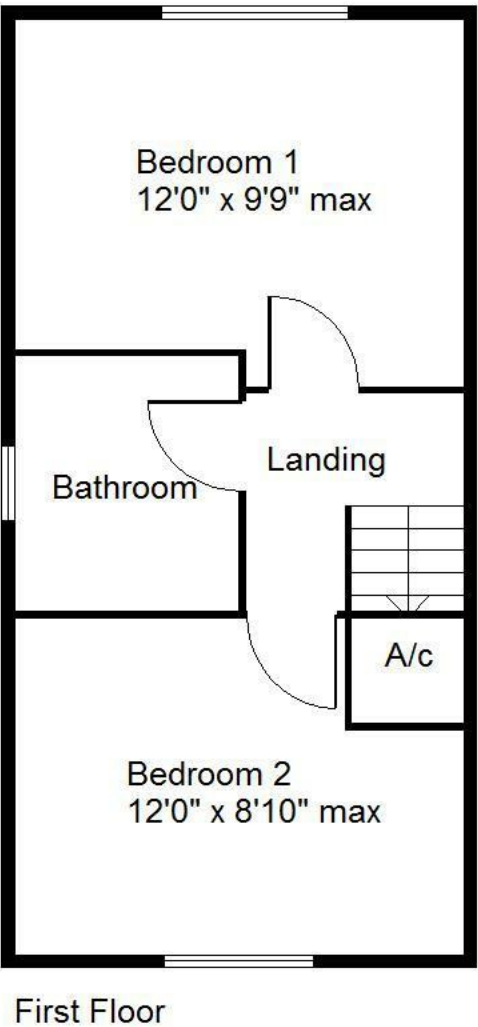
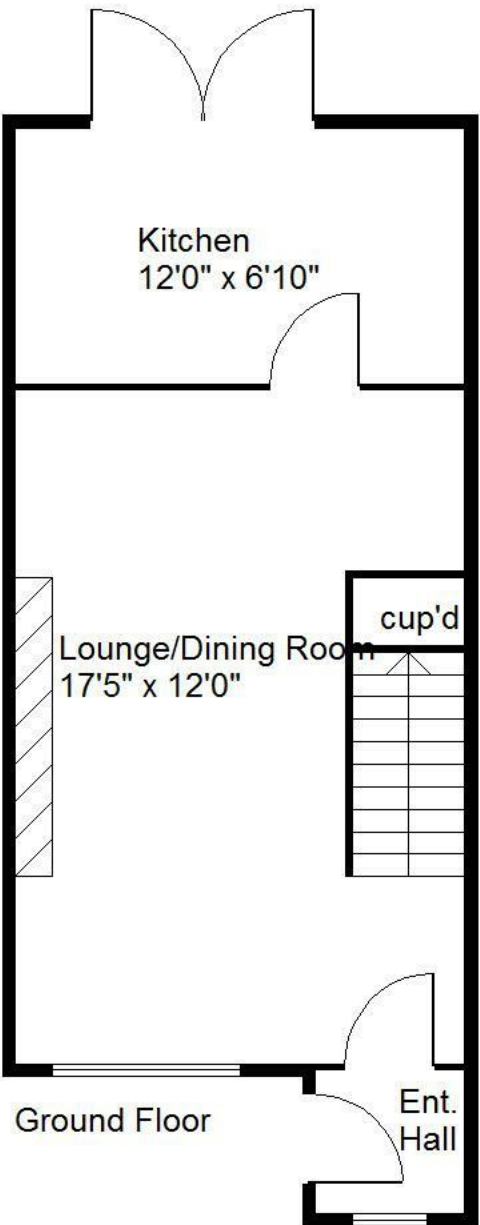
to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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		
	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