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# horton knights

of doncaster



Woodlands Road, Woodlands £120,000

## 113 Woodlands Road, Woodlands, DN6 7LA

\*\*\*GUIDE PRICE £120,000 - £130,000\*\*\*

**THREE BEDROOM SEMI DETACHED HOUSE / POPULAR ROADWAY / GAS CENTRAL HEATING / DOUBLE GLAZING / IN NEED OF SOME UPGRADING / VIEWING RECOMMENDED //**

This is an excellent opportunity, a good sized 3 bedroom family home in this popular area, close to amenities. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance porch into entrance hall, lounge and separate dining area, conservatory, kitchen, ground floor W/C, first floor landing, three good sized bedrooms, bathroom including shower enclosure. Front and rear gardens, the front provides off road parking. Good access to amenities including red house interchange and the motorway networks. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

### ACCOMMODATION

A PVC double glazed entrance door with a matching side screen leads into the property's entrance porch.

### ENTRANCE PORCH

This has a tiled floor covering, a glazed inner door which leads into the entrance hall.

### ENTRANCE HALL

This has a staircase to the first accommodation, central heating radiator, deep built in under stairs storage cupboard, a door from the hall leads into a through lounge and dining area.

### DINING AREA

15'4" x 9'10" max (4.67m x 3.00m max )  
There is a PVC double glazed window to the front, central heating radiator, coving, central ceiling light, a broad opening leads into the lounge.

### LOUNGE

13'2" x 10'10" max (4.01m x 3.30m max )  
There is a feature fire place, coving, central ceiling

light and double glazed sliding patio doors which lead into the garden room with a second door from the lounge leading into the kitchen.

### KITCHEN

15'9" x 7'4" (4.80m x 2.24m)  
Fitted with a range of base and wall units and a work surface over. There is a four ring gas hob, integrated oven, cooker hood, PVC double glazed window, wall mounted gas fired combination type boiler which supplies domestic hot water and central heating systems. A door from here leads into the Garden Room.

### GARDEN ROOM

17'1" x 9'2" max (5.21m x 2.79m max)  
This is a good size, it is aluminium and timber double glazing with a lean-to style roof, laminate flooring, with adjacent W/C.

### W/C

This is fitted with a low flush W/C, timber casement window and a lean-to style roof.

### FIRST FLOOR LANDING

There is a PVC double glazed window to the front, access into the loft space, a tall built in cupboard with shelving and doors to remaining the accommodation.

### BEDROOM 1

11'0" x 9'7" (3.35m x 2.92m)  
PVC double glazed window to the front, fitted bedroom furniture, light including a central ceiling light and a central heating radiator.

### BEDROOM 2

10'9" x 10'0" (3.28m x 3.05m)  
This is again a good double bedroom, it has a PVC double glazed window to the rear, central heating radiator, ceiling light.

### BEDROOM 3

10'6" x 9'0" (3.20m x 2.74m)  
This has a PVC double glazed window to the rear, central heating radiator, with a central ceiling light.

## **HOUSE BATHROOM**

This is fitted with a coloured suite, comprising of a paneled bath, pedestal wash basin, low flush W/C, and shower enclosure. Within the shower enclosure there is a mains plumbed electric shower, coving, ceiling light, PVC double glazed window.

## **OUTSIDE**

To the front of the property there is a blocked paved driveway with double gates which provide off road parking.

## **REAR GARDEN**

There is an enclosed garden, this has concrete post and timber fencing to the perimeters, mainly lawned with several ornamental trees, shrubs and bushes in set and several small stores.

## **AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, timber casement windows and aluminium 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 1000 mbps and upload speeds of up to 1000 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.

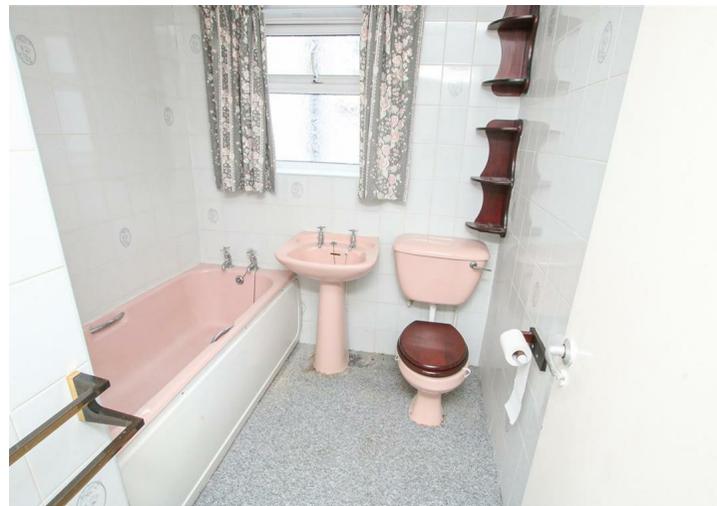
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OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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.

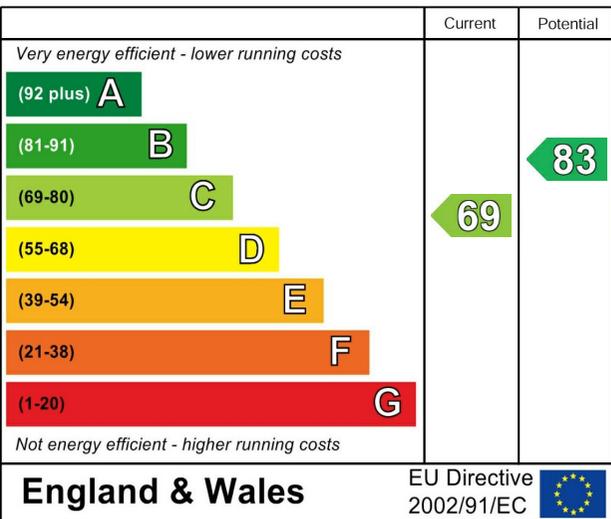
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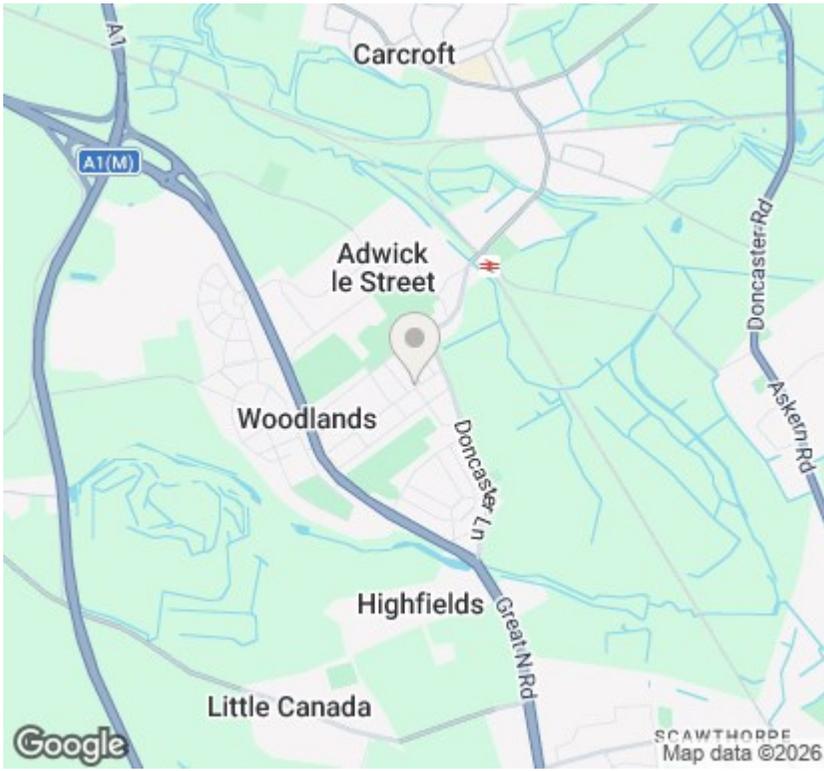
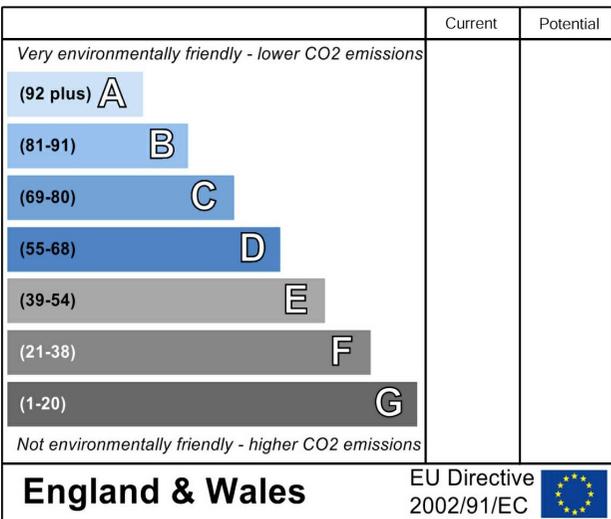


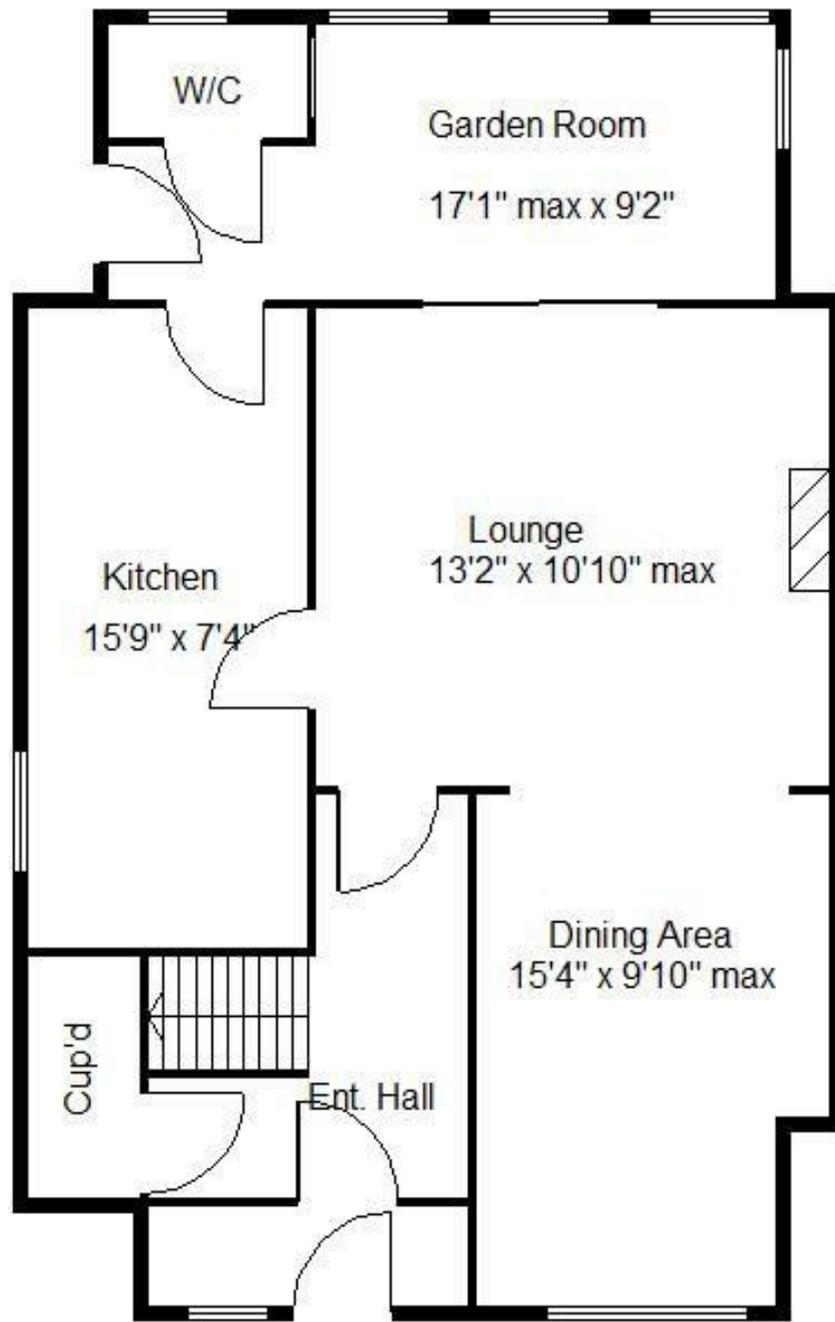


### Energy Efficiency Rating

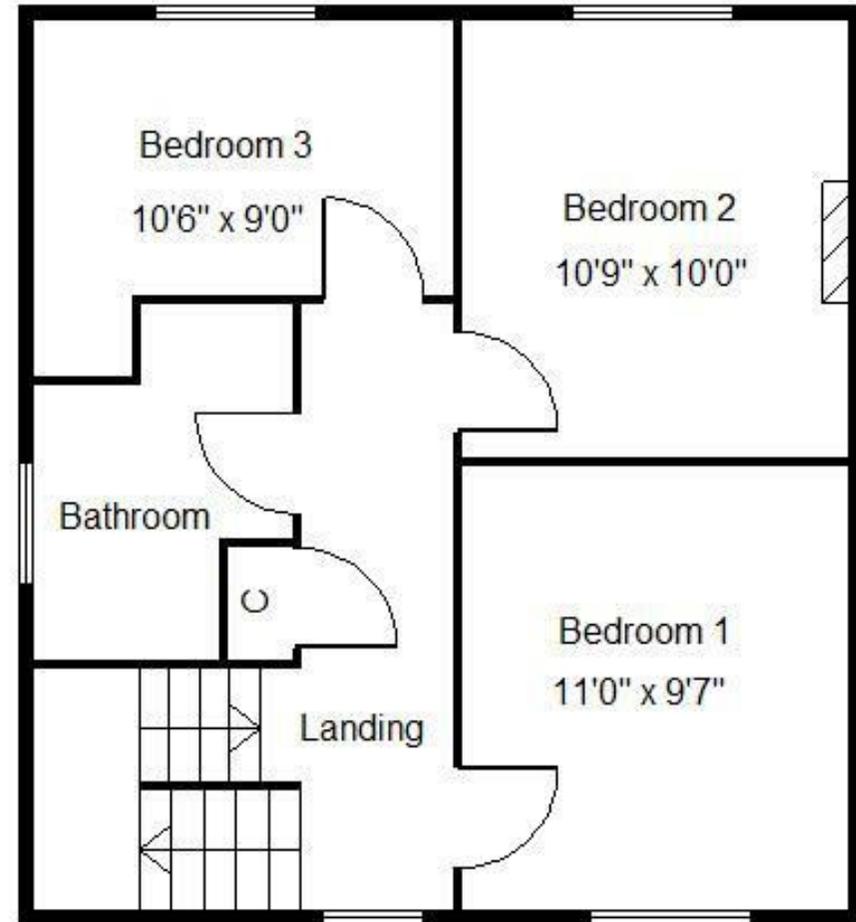


### Environmental Impact (CO<sub>2</sub>) Rating





Ground Floor



First Floor