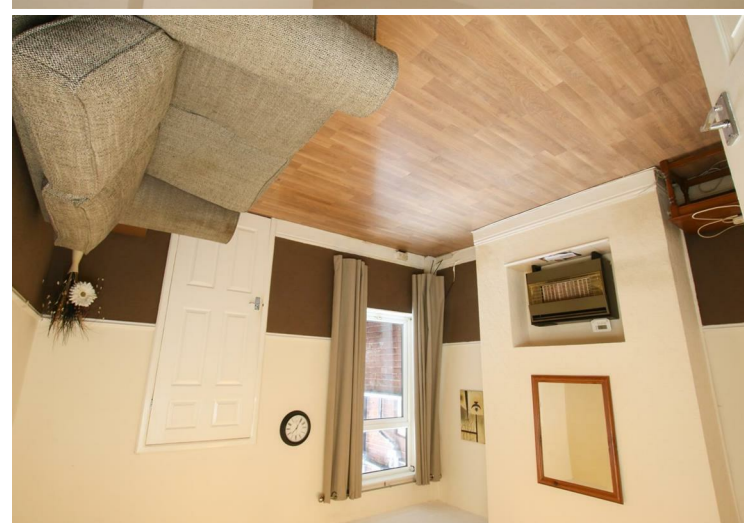
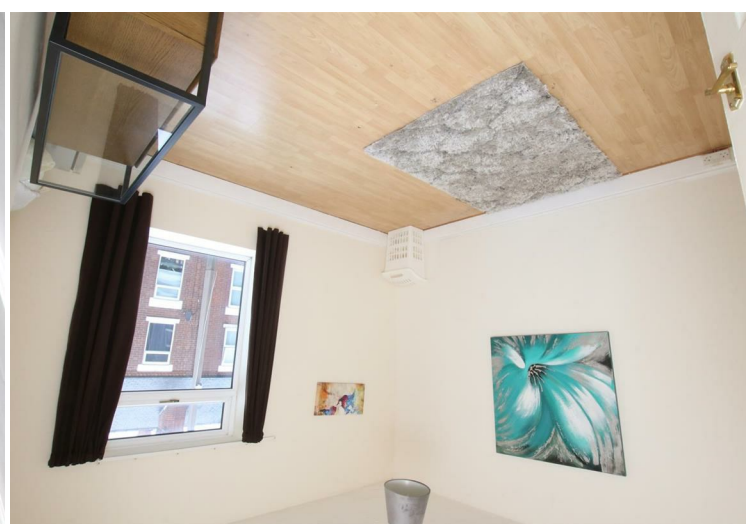




horton knights of doncaster

sales
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Alexandra Road, Doncaster, DN4 0ND
Guide Price £80,000 - £90,000

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LARGE 2 DOUBLE BEDROOM TERRACED HOUSE / LARGE KITCHEN & BREAKFAST AREA/ PRETTY REAR GARDEN / GCH / PVC DOUBLE GLAZING / POPULAR ROADWAY OFF BALBY ROAD / NO CHAIN //

Viewing is essential on this large 2 double bedroom terraced house with no upward chain. It has a gas central heating system, pvc double glazing and comprises: Entrance lobby, into a front facing lounge, separate living/ dining room and an extended kitchen with a breakfast area to the far end overlooking a pretty garden. First floor landing, 2 double bedrooms and a bathroom off bedroom 1. Pretty courtyard garden with the sun on an afternoon and evening. Central location with access to amenities on Balby Road, and the City centre. PRICED TO SELL. EARLY VIEWING IS ESSENTIAL.

ACCOMMODATION

A PVC double glazed entrance door leads into the properties entrance hall.

ENTRANCE HALL

From here a door gives access into a front facing lounge.

LOUNGE

12'0 max x 12'2" max (3.66m max x 3.71m max)
This has a PVC double glazed window to the front, two double panelled central heating radiators, a wall mounted electric fire and a vinyl floor covering. From the inner lobby a staircase leads to the first floor accommodation and a door into a separate living/dining room.

LIVING/DINING ROOM

11'10" x 12'2" (3.61m x 3.71m)
A rear facing reception room with a PVC double glazed window to the rear, central heating radiator, laminate floor covering, ceiling light and a deep built in understairs storage cupboard.

EXTENDED KITCHEN

10'8" x 7'6" (3.25m x 2.29m)
This is fitted with a range of base units which have a dark oak style cabinet door, work surface, four-ring gas hob, integrated oven, single drainer stainless steel sink unit, plumbing for automatic washing machine, tiled floor, 2 PVC double glazed windows to the side, and opens into a Breakfast area.

BREAKFAST AREA

7'0" x 7'4" (2.13m x 2.24m)
This has a large pvc double glazed window overlooking the property's rear courtyard style garden and a PVC double glazed exterior door.

BEDROOM 1

12'0" x 12'2" (3.66m x 3.71m)
A lovely double bedroom with a PVC double glazed window to the rear, central heating radiator, ceiling light and laminate floor covering. From here a door leads into the bathroom.

BATHROOM

9'10" x 7'4" (3.00m x 2.24m)
This is fitted with a cast panelled bath, pedestal wash hand basin and low flush WC. There is a PVC double glazed window, central heating radiator, tiled flooring, ceiling light and access into the loft space, a wall mounted gas fired combination type boiler which supplies the domestic hot water and central heating systems.

BEDROOM 2

11'7" max x 12'2" (3.53m max x 3.71m)
A good sized second double bedroom it has PVC double glazed window to the front, central heating radiator, laminate flooring and a built in cupboard.

REAR GARDEN

This is an attractive court yard style garden which has brick walling to the perimeters and a pedestrian gate giving access onto a wide rear lane. All smartly presented with decorative flower beds and borders stocked with a variety of shrubs and plants.

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 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.

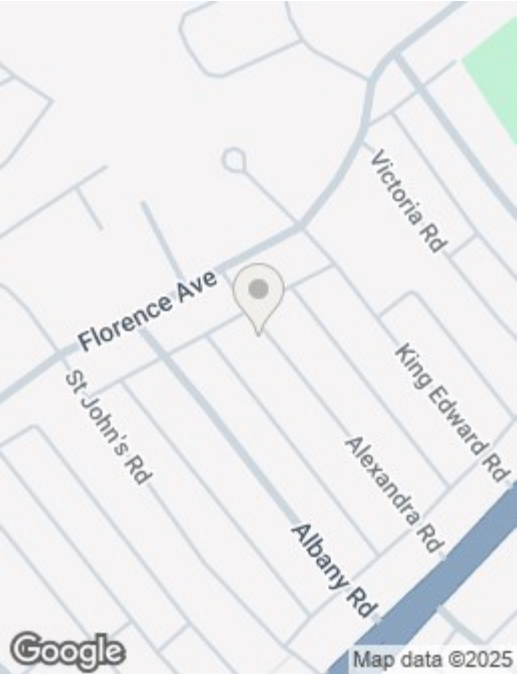
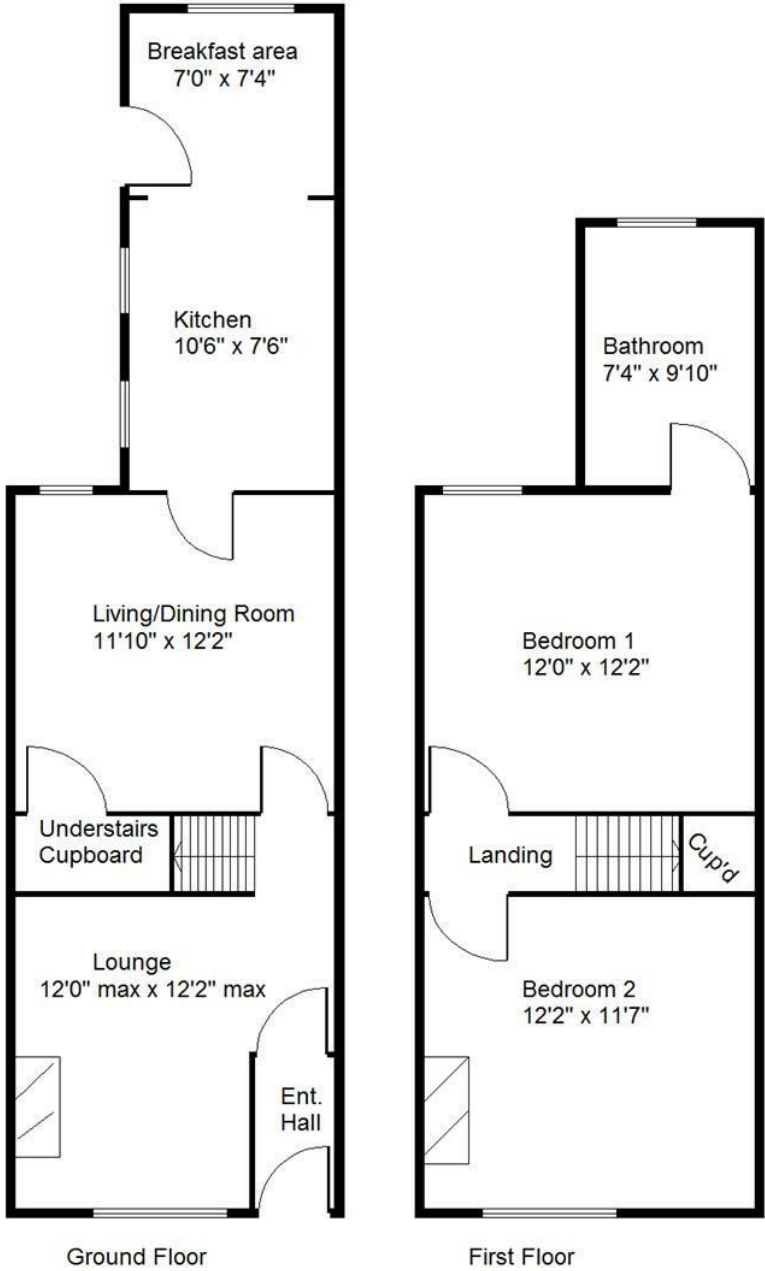
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

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.



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