



horton knights of doncaster

sales
lettings
and service



Coterel Crescent, Doncaster, DN4 6JY
Asking Price £129,950

JUST LISTED.....3 BEDROOM SEMI DETACHED HOUSE / OFF ROAD PARKING / GOOD SIZED GARDENS / HUGE POTENTIAL / NO UPWARD CHAIN //

This 3 bedroom semi, offers huge potential to the right buyer. Offered with no upward chain, and priced to sell an early viewing is recommended. It has gas central heating, pvc glazing and briefly comprises: Entrance hall, lounge, dining kitchen, side lobby and store. First floor landing, 3 bedrooms and a bathroom. Outside are good sized gardens, off road parking to the front. Very popular residential area with access to local shops and amenities, including good local school. No upward chain. Priced to sell.

FRONT ELEVATION

ENTRANCE HALL

LOUNGE
13'6" x 12'2" max (4.11m x 3.71m max)

DINING KITCHEN
18'6" x 9'7" max (5.64m x 2.92m max)

SIDE LOBBY
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STORE

FIRST FLOOR LANDING

BEDROOM 1
12'6" x 12'0" max (3.81m x 3.66m max)

BEDROOM 2
12'0" x 10'2" max (3.66m x 3.10m max)

BEDROOM 3
9'3" x 7'6" max (2.82m x 2.29m max)

BATHROOM

OUTSIDE

REAR GARDEN

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 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.

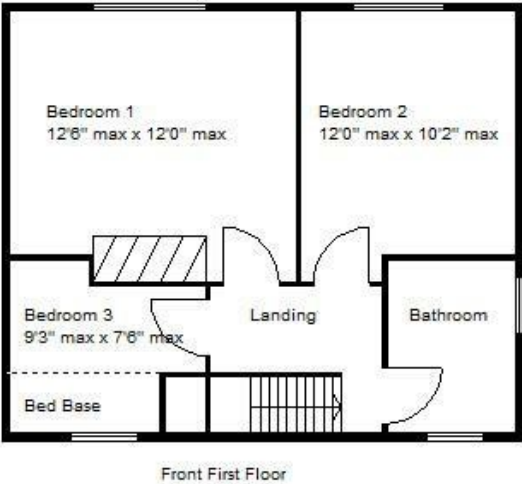
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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	