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Palington Grove, Cantley, Doncaster, DN4 6LP
Guide Price £130,000 - £140,000

A 2 BEDROOM SEMI-DETACHED HOUSE / GOOD SIZED REAR GARDEN / OVERLOOKING SCHOOL PLAYING FIELDS / PRICED TO ALLOW FOR SOME UPGRADING / HUGE POTENTIAL FOR THE RIGHT BUYER / 2 DOUBLE BEDROOMS / BATHROOM & SEPARATE W/C / LOVELY CUL-DEC-SAC SETTING / VIEWING RECOMMENDED //

A 2 double bedroom semi detached house with a good sized rear garden, overlooking school playing fields. The property has pvc double glazing including fascias, soffits and guttering and briefly comprises: Entrance hall with stairs to first floor, spacious open plan living room, kitchen with pantry and storage cupboard off, first floor landing, two good sized double bedrooms, bathroom and a separate wc. Outside, are good sized gardens, the rear enjoys a lovely aspect over school playing fields. Well placed with access to local amenities including a good variety of local shops, schools and Lakeside retail and leisure complex. Perfect project for a buyer looking to personalise their own home.

ACCOMMODATION

A deep portico gives shelter to a pvc double glazed entrance door which leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first-floor accommodation a low-level built-in storage cupboard, ceiling light, pvc double glazed window and door into open plan living room.

LIVING ROOM

16'8" x 10'6" (5.08m x 3.20m)
This is an open plan arrangement, it has feature fireplace with a living flame effect electric fire inset, a pvc double glazed window to the front and double glazed sliding patio doors to the rear. There is coving, two ceiling lights and a door in to the kitchen.

KITCHEN

10'7" max x 9'2" max (3.23m max x 2.79m max)
The kitchen has a range of base units with a single stainless-steel sink unit, a tall built in pantry style cupboard which has a cold shelf, a second larder style cupboard, original single glazed window and light. There is gas laid on for a cooker, an outlet for a washing machine and a pvc double glazed window which gives an outlook over the property's rear garden.

FIRST FLOOR LANDING

As previously described a staircase in the entrance hall leads to the first-floor landing, where there is a

wall mounted gas convector heater, a pvc double glazed window to the side, tall built in storage cupboard which houses a hot water cylinder with immersion heater fitted and linen storage above. There is also access point into loft space.

BEDROOM 1

18'0" max x 9'9" max (5.49m max x 2.97m max)
A large double bedroom, it has two pvc double glazed windows to the front elevation and a ceiling light.

BEDROOM 2

11'1" x 9'8" (3.38m x 2.95m)
A good sized second double bedroom, it has a pvc double glazed window which gives an outlook over the property's rear garden and school playing fields beyond and a central ceiling light.

HOUSE BATHROOM

The bathroom is fitted with a traditional white suite comprising of a cast iron panelled bath and a wash hand basin, there is a ceiling light, pvc double glazed window and a fitted blind.

SEPARATE WC

Has a low flush wc, central ceiling light and pvc double glazed window.

OUTSIDE

The property stands on a good sized plot, the front is lawned with shaped flower beds and borders stocked with a variety of shrubs and plants. A pathway continues along the side of the property and leads into the property's rear garden.

REAR GARDEN

The rear garden is again a good size, it has a more open outlook over school playing fields, it is mainly lawned, with a flower bed inset. There is some fencing and hedging to perimeters.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - The property has independent electric and gas heaters where described.

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.

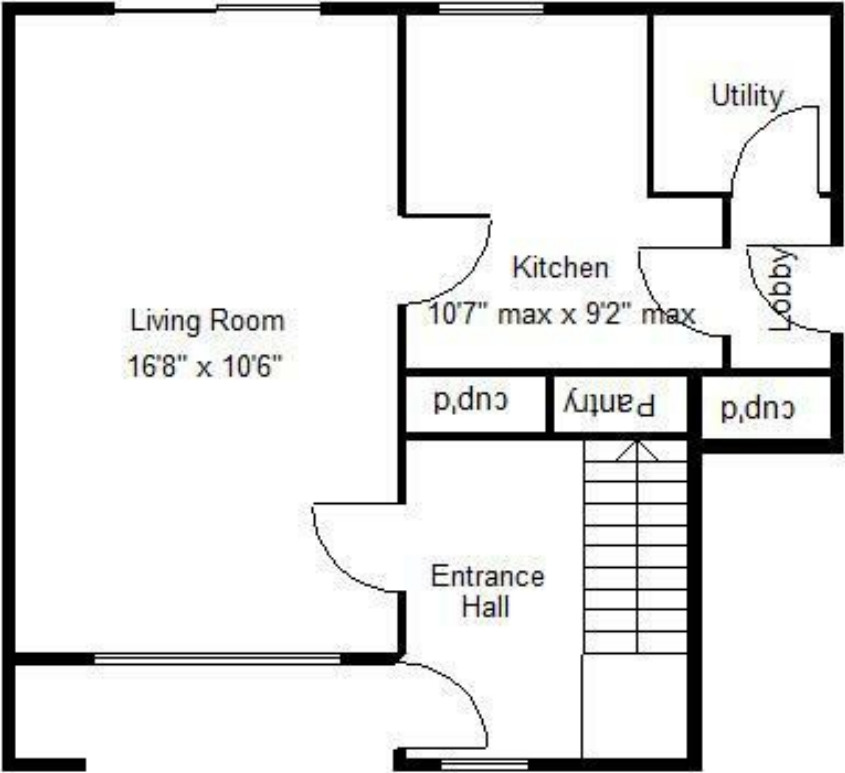
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT

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.

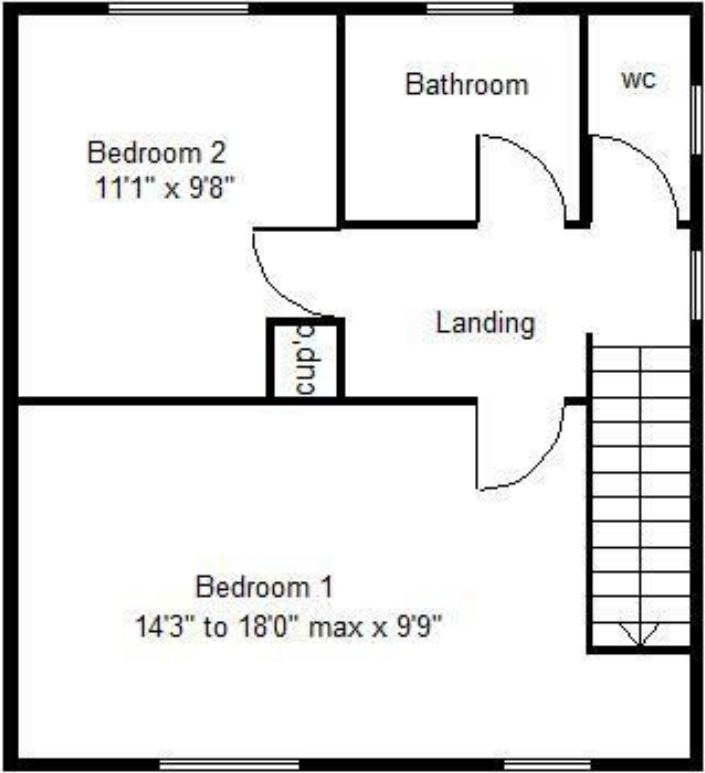
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
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Ground Floor



First Floor

