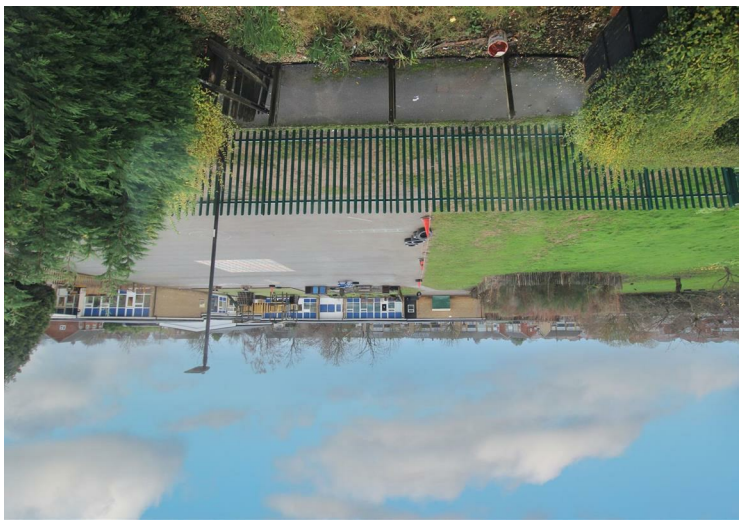
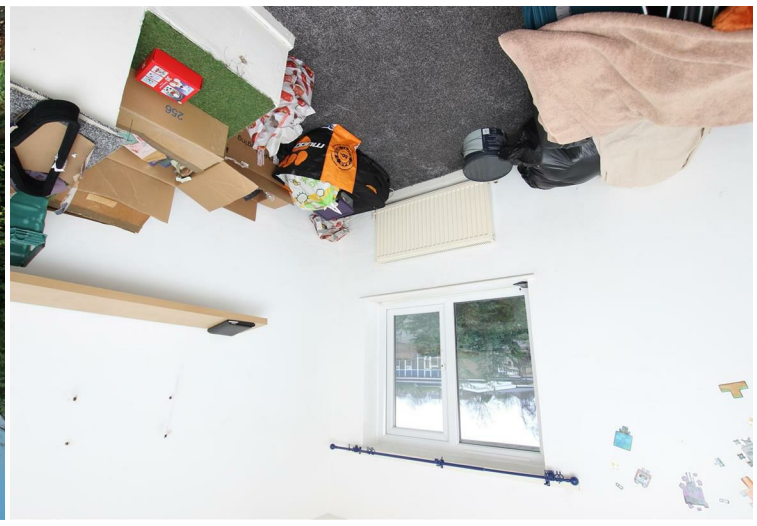




horton knights
of doncaster

sales
lettings
and service

Radnor Way, Intake, Doncaster, DN2 6QB
Guide Price £145,000 - £150,000

*****GUIDE PRICE £145,000 - £150,000*****

3 BEDROOM END TERRACED HOUSE / GAS CENTRAL HEATING VIA A COMBI BOILER / PVC DOUBLE GLAZING / NEWER ROOF COVERING / SPACIOUS LIVING / 3 GOOD SIZED BEDROOMS / FIRST FLOOR BATHROOM //

Located in this popular and central location a good sized 3 bedroom end of terraced house. It has had a newer roof covering, gas central heating via a combination boiler and briefly comprises; Entrance hall, spacious lounge, fitted kitchen, rear lobby and porch. On the first floor there are 3 bedrooms and a first floor bathroom. Outside are front and rear gardens, the front overlooks the school playing fields. Great central location with access to local amenities, the hospital and the City Centre. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

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

ENTRANCE HALL
10'1" x 6'3" max (3.07m x 1.91m max)
This has a staircase to the first floor accommodation, a central heating radiator, central ceiling light and doors into the lounge, kitchen and lobby.

LOUNGE
16'7" max x 12'0" max (5.05m max x 3.66m max)
A good sized rear facing reception room it has two PVC double glazed windows to the front and side elevations, two double panelled central heating radiators, laminate flooring, coving to the ceiling, central ceiling light and laminate flooring.

FITTED KITCHEN
12'6" x 8'0" (3.81m x 2.44m)
This is fitted with a range of high and low level units finished with a white high gloss cabinet door and a contrasting work surface. There is a four ring gas hob, extractor hood, integrated oven, opening for automatic washing machine and room for an under counter fridge. There is a one a half bowl stainless steel sink unit with mixer tap, a PVC double glazed window, tiled flooring and a central heating radiator. Concealed behind one of the corner cabinets is a wall mounted gas fired combination type boiler, which supplies the domestic hot water and central heating systems.

LOBBY
9'7" max x 6'3"max (2.92m max x 1.91mmax)
This has a deep storage cupboard, a central heating radiator, continuation of the tiled flooring, ceiling light and door to the rear entrance hall.

REAR ENTRANCE HALL
This has a PVC double glazed exterior door into the rear garden and tiled flooring.

FIRST FLOOR LANDING
This has an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
13'9" max x 12'1" max (4.19m max x 3.68m max)
This is a large double bedroom as evidence by the room measurements, there is a pvc double glazed window to the front, central heating radiator, central ceiling light and coving to the ceiling.

BEDROOM 2
12'1" max x 11'0" max (3.68m max x 3.35m max)
This is a good size second double bedroom, it has a pvc double glazed window to the rear, central heating radiator and a central ceiling light.

BEDROOM 3
8'7" x 8'7" (2.62m x 2.62m)
A comfortable third bedroom, it has a pvc double glazed window to the front, central heating radiator and a central ceiling light.

HOUSE BATHROOM
This is a fitted with a white suite that comprises of a shower style panelled bath with mixer shower over including glazed shower screen, pedestal wash hand basin and low flush wc. There is tiling to the four walls, a contemporary towel rail/radiator, two pvc double glazed windows, extractor fan, vinyl flooring covering and a ceiling light.

OUTSIDE
To the front of the property there is a garden area which does require a bit of rejuvenation. It should be noted that the front enjoys a more pleasant open outlook towards the school and playing fields.

REAR GARDEN
The rear garden is enclosed, there is concrete post and fencing to the perimeters, part lawned and part patio and there is a gate giving access onto the rear lane.

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 via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

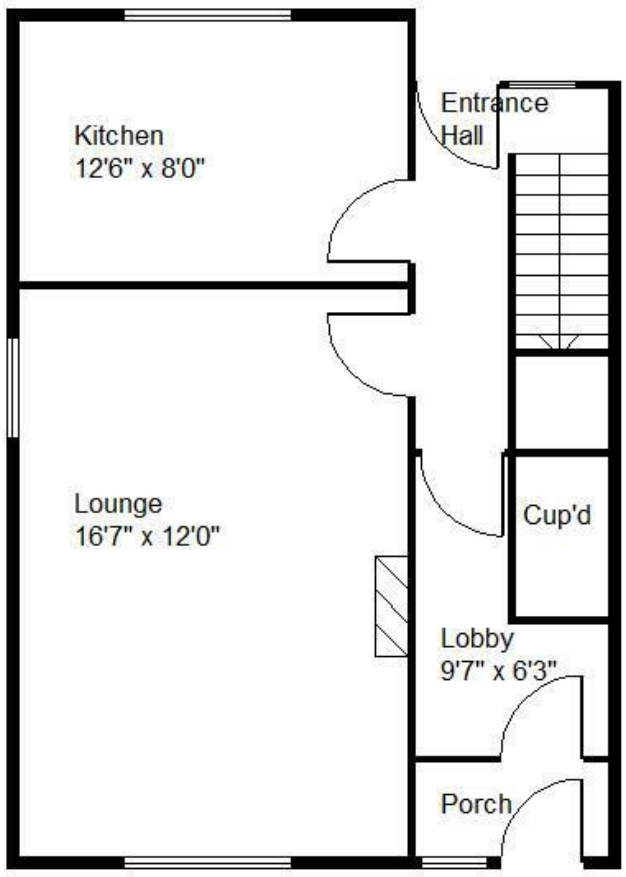
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

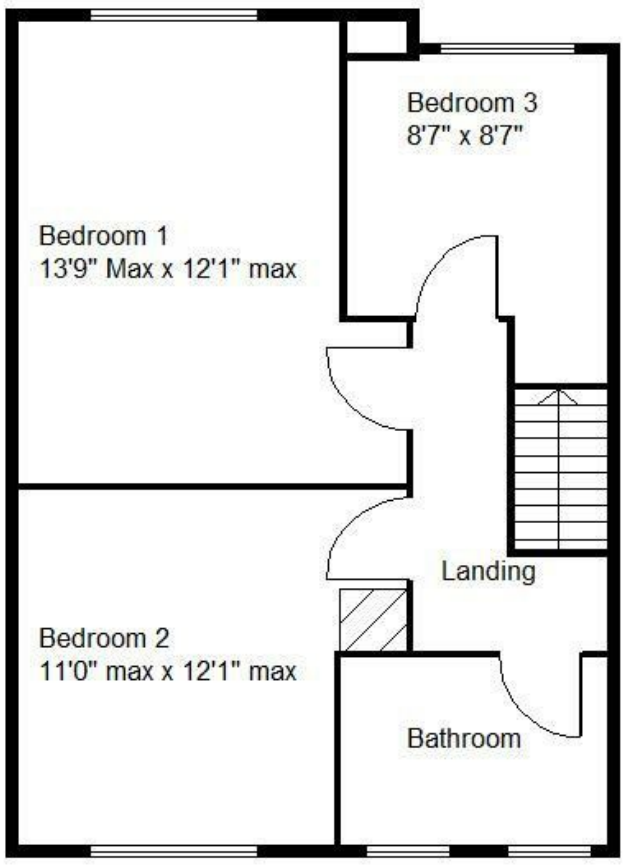
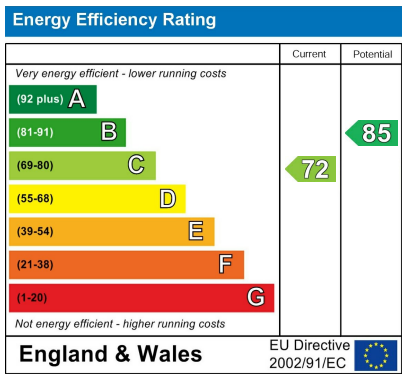
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.



Ground Floor



First Floor