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Washington Grove, Off Bentley Road, Doncaster, DN5 9RL
Offers Around £120,000

A GOOD SIZED 3 BEDROOM FORECOURTED TERRACE HOUSE / GAS RADIATOR CENTRAL HEATING / PVC DOUBLE GLAZING / LARGE KITCHEN / FIRST FLOOR BATHROOM / ENCLOSED REAR COURTYARD GARDEN / NO UPWARD CHAIN //

Offered with no upper chain, a good sized three bedroom forecourted terrace house in this popular residential area. The property has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall into a front facing lounge, inner lobby area with stairs to first floor, separate living/dining room, a large kitchen, first floor landing, three good sized bedrooms and a bathroom. Outside are front and rear gardens, the rear is nicely enclosed and enjoys a south-westerly aspect and therefore, the afternoon and evening sun. Well placed with access to local amenities including local shops, schools etc. **EARLY VIEWING RECOMMENDED.**

ACCOMMODATION

A pvc double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This is all nicely finished, including its original period tiling with a glazed inner door which leads through into the lounge.

LOUNGE

13'2" max x 12'0" max (4.01m max x 3.66m max)

An attractive front facing reception room, it has a pvc double glazed window to the front, a central heating radiator, ornate cornicing, a ceiling rose and light and a fireplace with a gas fire inset. A broad opening continues through with a staircase up to the first floor and a further door into the living/dining room.

DINING/ LIVING ROOM

13'2" max x 13'0" max (4.01m max x 3.96m max)

This has a pvc double glazed window with outlook to the rear, double panel central heating radiator, coving, ceiling light and door to understairs storage cupboard which has shelving etc. From the rear of the dining room a doorway continues into the kitchen.

LARGE KITCHEN

12'10" x 8'4" (3.91m x 2.54m)

A particularly good size it is fitted with a range of high and low level units finished with a work surface over. There is a stainless steel sink unit with mixer tap, space for freestanding cooker, plumbing for automatic washing machine, tiled flooring, double panel central heating radiator, ceiling light, pvc double glazed window and a wall mounted gas fired

combination type boiler which supplies the domestic water and central heating systems.

FIRST FLOOR LANDING

An L-shaped landing which continues round giving access to all the bedrooms and bathroom.

BEDROOM 1

13'2" max x 12'0" max (4.01m max x 3.66m max)

A large front facing double bedroom it has a pvc double glazed window to the front, a double panel central heating radiator, a range of fitted wardrobes spanning the length of one wall concealing hanging rail and storage.

BEDROOM 2

11'1" x 10'4" (3.38m x 3.15m)

This has a pvc double glazed window with outlook over the property's rear courtyard garden, a double panel central heating radiator, ceiling light and built-in low level storage and shelving to the chimney recess.

BEDROOM 3

8'6" max x 6'10" (2.59m max x 2.08m)

Originally a bedroom and still is really, it now has a shower enclosure which could easily be removed, there is a pvc double glazed window, central heating radiator, laminate flooring and built-in corner style cupboard with hanging rail and shelving.

BATHROOM

Fitted with a three piece suite comprising of a panel bath, pedestal wash hand basin and low flush wc. There is a pvc double glazed window, central heating radiator, tiling to the walls, extractor fan and a ceiling light.

OUTSIDE

To the front of the property there is a forecourt garden.

REAR GARDEN

This has a courtyard style garden, blocked paved with timber fencing and walling to the perimeters, a pedestrian gate gives access on to a rear lane. There are flower beds and borders stocked with a variety of shrubs and plants. There is also a brick store and external wc.

AGENTS NOTES:

TENURE - Freehold - To Be Confirmed.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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

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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	

