

horton knights of doncaster

sales
lettings
and service

Church Balk, Edenthorpe, Doncaster, DN3 2PR
Offers Over £225,000



JUST LISTED.....LARGE EXTENDED SEMI DETACHED HOUSE / VERSATILE LIVING FOR A GROWING FAMILY/ LARGE PRIVATE SOUTH-WESTERLY FACING GARDEN / GARDEN OFFICE & GARAGE / AMPLE PARKING / MOTIVATED SELLER / EARLY VIEWING ESSENTIAL //

A surprisingly spacious extended semi detached house offering much more than meets the eye, including a brick built office to the rear of the garage. Located on this very popular roadway with good schools close by it’s sure to appeal to a growing family. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance porch into a larger hall, spacious open plan lounge with a feature multi-fuel burner, dining area, large modern fitted kitchen including a range style cooker, a matching utility room and a ground floor shower room. On the first floor there is a fixed staircase up to the boarded loft (which also has a window) 3 bedrooms and a modern white house bathroom. Outside are large gardens, ample parking to the front, and gated access to a detached garage, part converted to an office, plus a private South facing rear garden. Very popular location with access to local amenities including supermarkets, shops and access to the motorway networks. Priced to sell. Early Viewing Essential.

ENTRANCE PORCH

Full sales details are being prepared and will follow shortly. You can always book a viewing and see the property straight away.

ENTRANCE HALL

OPEN PLAN LOUNGE

DINING ROOM

FITTED KITCHEN

UTILITY ROOM

GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING

Alternate tread style staircase leads up to to a boarded and lined loft with a velux window.

BEDROOM 1

BEDROOM 2

BEDROOM 3

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

GARDEN OFFICE

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 B

BROADBAND - Ultrafast broadband is available with download speeds of up to 2000 mbps and upload speeds of up to 2000 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.

