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Mulberry Court, Warmsworth, Doncaster, DN4 9GD

Offers Over £155,000 - £160,000

3 BEDROOM MID TOWN HOUSE / PVC DOUBLE GLAZING / GCH / GOOD SIZE ROOMS / GROUND FLOOR WC / OFF STREET PARKING / EXCELLENT LOCATION / VIEWING RECOMMENDED //

A modern 3 bedroom mid town house property, the accommodation on offer comprises: Entrance hall, fitted kitchen, good size lounge/dining room, ground floor wc, first floor landing, three bedrooms and a bathroom. Outside the property has off street parking for two vehicles to the front plus a low maintenance enclosed rear garden. Add to this the property's very sensible price, and we feel you have an ideal property for a range of buyers including particularly, first time and investment buyers. VIEWING HIGHLY RECOMMENDED.

ACCOMMODATION
A double glazed entrance door with fan light gives access to the entrance hall.

ENTRANCE HALL
With stairs rising to the first floor, built in understairs storage cupboard, a central heating radiator, ceiling light, wood style laminate floor covering and doors leading off to the ground floor accommodation.

CLOAKS WC
Fitted with a white low flush wc and wall mounted wash hand basin with tiled splash back. There is a PVC double glazed window to the front elevation with tiled window sill and a single panel central heating radiator.

LOUNGE/ DINING ROOM
15'6" x 13'7" (4.72 x 4.14)
A nice size room having a PVC double glazed window to the rear elevation and PVC double glazed French style doors leading into the rear garden, coving to the ceiling, two central heating radiators and central ceiling light.

KITCHEN
10'9" x 7'1" (3.28 x 2.16)
Fitted with a range of white wall mounted cupboards and base units with a rolled edge work surface incorporating a one and a half bowl stainless steel sink with chrome mixer tap above and tiling to the splash backs. Integrated appliances include a four ring stainless steel gas hob with matching extractor canopy above and stainless steel electric oven. There is plumbing for an automatic washing machine with appliances recess, wall mounted gas central heating boiler, a single panel central heating radiator and PVC double glazed window to the front elevation. As previously described, a staircase from the entrance hall leads to the first floor landing.

FIRST FLOOR LANDING
There is a single panel central heating radiator and built in over stairs airing cupboard with a lagged hot water cylinder and hanging rail. Doors leading to bedrooms and bathroom.

BEDROOM 1
15'5" max x 9'5" max (4.70 max x 2.87 max)
Situated towards the front of the property with two PVC double glazed windows to the front and a single panel central heating radiator.

BEDROOM 2
9'4" x 8'6" (2.84 x 2.59)
A good size bedroom which has a PVC double glazed window to the rear elevation, a single panel central heating radiator and a central ceiling light.

BEDROOM 3
8'3" x 5'10" (2.51 x 1.78)
There is a PVC double glazed window to the rear elevation and a single panel central heating radiator and a central ceiling light.

BATHROOM
Fitted with a three piece suite comprising of a low flush wc with concealed cistern, wash hand basin inset to vanity unit and panelled bath with a mains plumbed shower above and glass shower screen. There is a single panel central heating radiator, extractor fan, tiling to the bathing and splash backs areas plus an integrated shaving socket.

OUTSIDE
To the front of the property there is a double width tarmac driveway providing off street parking and a small paved pathway leading to the front entrance door.

REAR GARDEN
Having an area of raised timber decking suitable for table and chairs, leading to a further gravel area of garden on which there is a timber storage shed. There is a paved access pathway giving access to the service lane at the rear, timber fencing to the boundary and an external light.

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 1800 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

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