
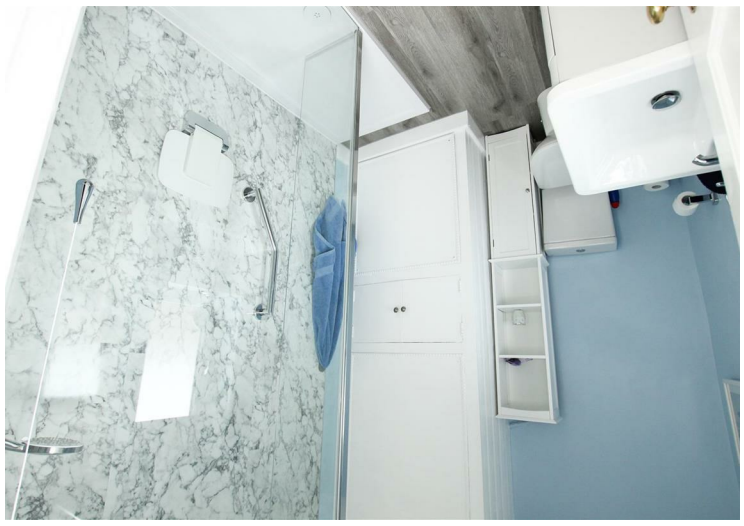








horton knights of doncaster

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First Avenue, Woodlands, Doncaster, DN6 7QL
Offers Over £130,000 - £150,000

UNEXPECTEDLY BACK ON THE MARKET...

ATTRACTIVE 3 BEDROOM MID-TOWN HOUSE / SPACIOUS WELL PLANNED LIVING ACCOMMODATION / GAS CENTRAL HEATING / MODERN PVC DOUBLE GLAZING / LARGE REAR GARDEN / OFF ROAD PARKING / NO UPPER CHAIN / EARLY VIEWING RECOMMENDED //

Located on this attractive roadway, a good sized 3 bedroom mid-town house. The property has a gas radiator central heating system, pvc double glazing and briefly comprises; Entrance hall with stairs to the first floor, spacious dual aspect lounge, dining kitchen and a rear lobby/ utility. First floor landing, 3 good sized bedrooms and modern shower room. Outside there are attractive gardens, the front offers off road parking whilst the rear is a particularly good size. Well placed with access to local amenities, including shops, schools and access to the A1 via Redhouse Interchange. NO UPWARD CHAIN. EARLY VIEWING RECOMMENDED.

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

ENTRANCE HALL
This has a staircase leading to the first floor accommodation, laminate flooring, a ceiling light and a door to the lounge.

LOUNGE
16'6" x 11'2" (5.03m x 3.40m)
This is an attractive dual aspect room, there are two pvc double glazed windows, a feature fireplace with an electric fire inset, coving to the ceiling, central heating radiator and a central ceiling light.

DINING KITCHEN
16'6" max x 10'8" (5.03m max x 3.25m)
This is probably better demonstrated by the floor plan and photographs. Within the dining area there is a pvc double glazed window to the front, laminate floor, coving to the ceiling, central ceiling light and a broad opening which continues into the kitchen.

The kitchen is fitted with a range of high and low level units finished with a timber effect cabinet door, contrasting work surface, 1½ bowl stainless steel sink unit with a mixer tap, recess suitable for an electric cooker and a further recess for a washing machine with appropriate plumbing laid on. There is a pvc double glazed window, ceiling light and then to the rear of the dining area a second door gives access into a utility room.

UTILITY ROOM
6'6" x 5'7" (1.98m x 1.70m)
The utility room houses a wall mounted boiler which supplies the domestic hot water and central heating systems, further cupboards and space for a tall fridge freezer. There is a pvc double glazed window, pvc double glazed exterior door, vinyl flooring and a central ceiling light.

FIRST FLOOR LANDING
There is a pvc double glazed window which gives a pleasant outlook over the rear garden, and an access point into the loft space.

BEDROOM 1
13'4" max x 11'2" max (4.06m max x 3.40m max)
This is a large double bedroom, it has a pvc double glazed window to the front, central heating radiator, coving to the ceiling, ceiling light and a built-in cupboard set to the recess providing storage and shelving etc.

BEDROOM 2
12'10" x 8'1" (3.91m x 2.46m)
This is a good size second double bedroom, it has a pvc double glazed window to the front, central heating radiator, coving to the ceiling, central ceiling light and a built-in cupboard which provides storage and hanging space.

BEDROOM 3
9'9" x 8'1" (2.97m x 2.46m)
A comfortable single bedroom, it has a pvc double glazed window to the rear, central heating radiator, coving to the ceiling and a ceiling light.

SHOWER ROOM
All smartly finished, it has a modern walk-in shower with an independent electric shower along modern waterproofing walling, a pedestal wash hand basin set onto a vanity top and a low flush wc. PVC double glazed window, central heating radiator and a ceiling light. There is a large corner cupboard which houses a hot water cylinder with linen and storage space above.

OUTSIDE
The property stands on an attractive plot, to the front there is an enclosed garden, this has walling and fencing to the perimeters including two double opening timber gates which provide access to off road parking and a decorative pebbled garden with shaped flower beds and borders.

REAR GARDEN
This is a particularly good size, it has fencing to the perimeters, shaped flower beds and borders stocked with a variety of maturing shrubs including a beautiful Magnolia bush. The rear enjoys a more pleasant outlook with only a school to the rear.

AGENTS NOTES:
TENURE - FREEHOLD

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.

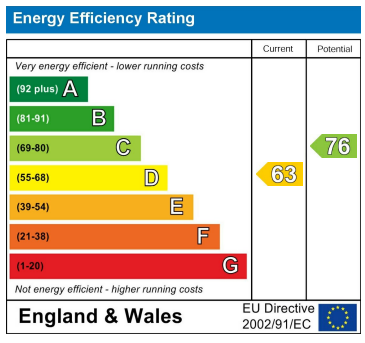
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

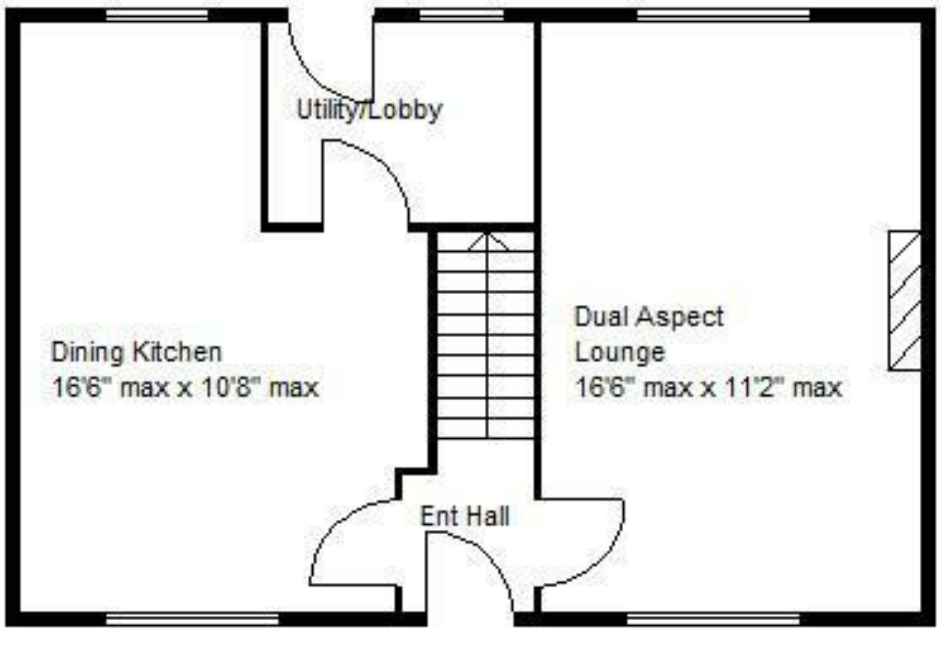
OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

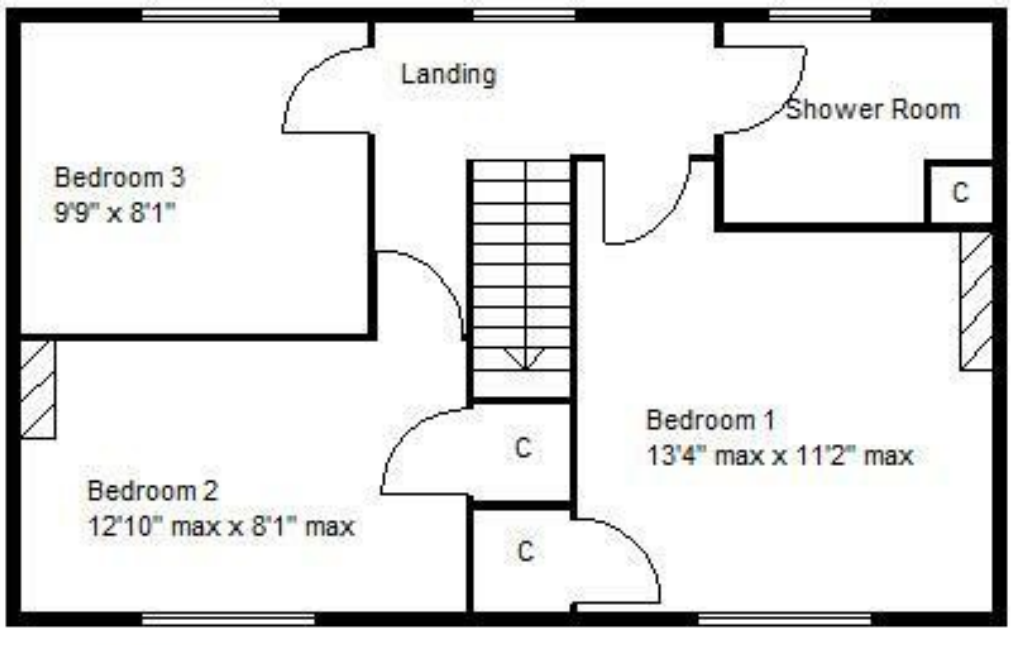
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.







Ground Floor



First Floor