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horton knights of doncaster



54 Roberts Road, Edlington, Doncaster, DN12 1JG
Guide Price £120,000 - £130,000

3 BEDROOM SEMI DETACHED HOUSE / FRESHLY DECORATED / LOVELY GARDEN WITH WOODED BACKDROP / WELL PROPORTIONED LIVING SPACE/ GAS CH & UPVC DG / NO UPWARD CHAIN / EARLY VIEWING ESSENTIAL //

Perfect for any growing family, this 3 bedroom semi detached house offers good, well proportioned room sizes and benefits from a gas central heating system via a modern combination type boiler, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious lounge, large dining kitchen, separate utility room, first floor landing, three bedrooms and a bathroom with a white suite and shower. Outside are front and rear gardens, the front is hard landscaped. All well placed with access to amenities within Edlington, plus good access to the A1, M18 and motorway networks. Priced to sell therefore 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, a central ceiling light, laminate flooring and a door into the lounge.

LOUNGE

16'8" x 11'3" (5.08m x 3.43m)

A good sized room, it has a broad pvc double glazed window to the front, laminate flooring, coving, a central ceiling light and a central heating radiator. A door from here continues into a large dining kitchen.

LARGE DINING KITCHEN

15'0" x 9'8" (4.57m x 2.95m)

Fitted with a range of high and low level units finished with a roll edge work surface and tiled splashback. There is a four ring gas hob, extractor hood, integrated oven, a single drainer stainless steel sink unit and room for an under counter fridge. With a pvc double glazed window, two ceiling lights, coving and a double panel central heating radiator.

SEPARATE UTILITY ROOM

This has a pvc double glazed window to the side, a wall mounted gas fired condensing boiler which supplies the domestic hot water and central heating systems, plumbing for an automatic washing machine, tiled flooring, timber panelled exterior door and door to a built in under stairs storage cupboard.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1

13'2" max x 11'2" (4.01m max x 3.40m)

A large double bedroom, it has a pvc double glazed window to the front, a central heating radiator, coving and a central ceiling light.

BEDROOM 2

11'2" x 9'8" (3.40m x 2.95m)

A second double bedroom with a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3

8'9" max x 8'3" (2.67m max x 2.51m)

Has a pvc double glazed window to the front, a central heating radiator, a central ceiling light and a built in cupboard over the stair bulk head.

HOUSE BATHROOM

Fitted with a white suite comprising of a panelled bath with shower over including a shower screen, pedestal wash hand basin and a low flush wc. There is tiling to the bathing areas and splashbacks, two pvc double glazed windows, a ceiling light and a central heating radiator.

OUTSIDE

The property stands on a nice plot, the front is hard landscaped and has a paved pathway which continues along the side of the property into the rear garden.

REAR GARDEN

Again, this is hard landscaped designed for easier and lower maintenance, a good sized garden with concrete posts and timber fencing to the perimeters. It should be noted the property enjoys a nice wooded backdrop and therefore feels very private.

AGENTS NOTES:

TENURE - FREEHOLD.

CONSTRUCTION - The property is of non standard construction, a valid PRC Certificate is available for anyone looking to purchase with a mortgage.

DOUBLE GLAZING - The property is fitted with PVC double glazing. Age of units TBC

HEATING - The property has a gas radiator central heating system installed via a modern condensing combination type boiler. Age of boiler TBC

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

COUNCIL TAX - This property is Band A.

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

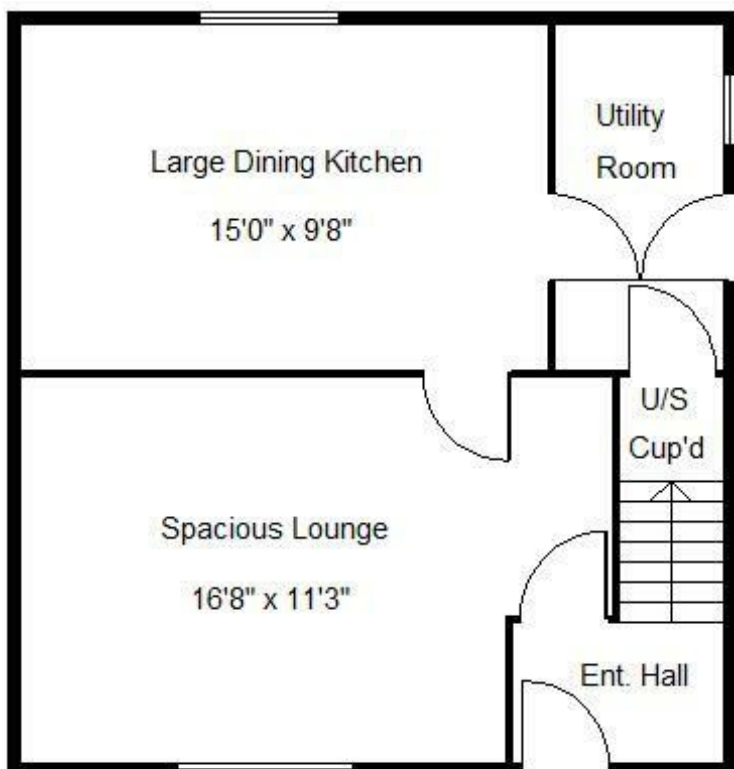
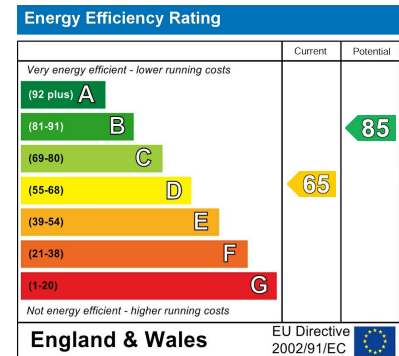
rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

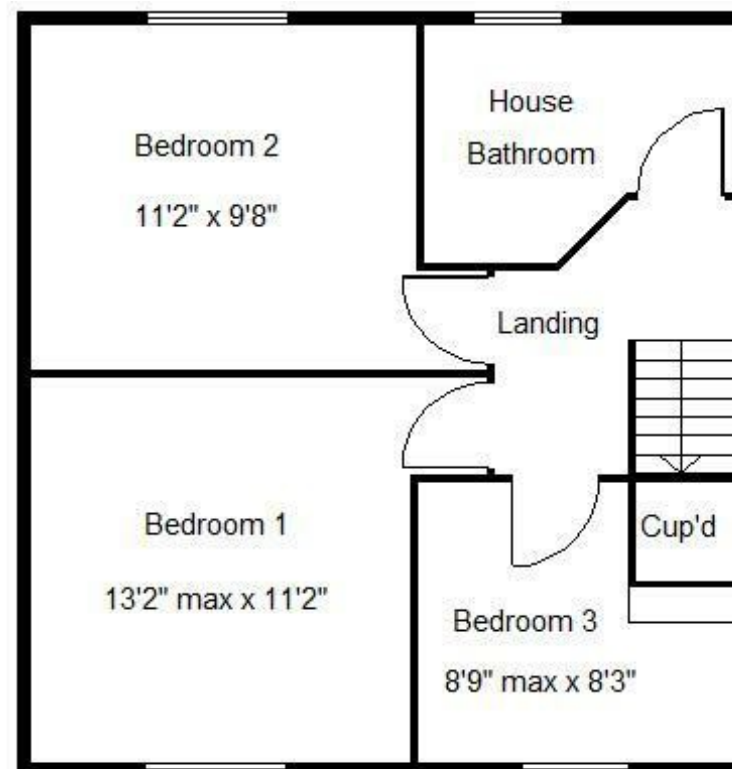
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

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

