



horton knights of doncaster

sales
lettings
and service



49 Grangefield Avenue, New Rossington, Doncaster, DN11 0LY
Offers Over £140,000

ATTRACTIVE 3 BEDROOM MID-TOWN HOUSE / SPACIOUS WELL PLANNED LIVING ACCOMMODATION / GAS CENTRAL HEATING / MODERN PVC DOUBLE GLAZING / LARGE REAR GARDEN / OFF ROAD PARKING / EARLY VIEWING RECOMMENDED //

Located on this popular 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 room with connecting kitchen. First floor landing, 3 good sized bedrooms and modern bathroom. 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 motorway network. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A composite style quarter glazed entrance door gives access though into the property's hallway.

ENTRANCE HALL

The entrance hall has stairs leading to the first floor accommodation, a laminate floor covering, central heating radiator and a central ceiling light.

LOUNGE

18'0" max x 10'7" max (5.505 max x 3.230 max)

This room is of a good size and has a continuation of the laminate flooring, a double aspect room with a pvc double glazed window to the front and a pvc double glazed sliding/tilting patio door which gives lots of natural light overlooking the rear garden and views of the field beyond. There is a central heating radiator and a central ceiling light.

DINNING ROOM

10'1" max x 10'10" max (3.07m max x 3.30m max)

This is a front facing room with a pvc double glazed window to the front, a continuation of the laminate flooring, central heating radiator, central ceiling light and a handy storage cupboard. This in turn gives access into an opening into the kitchen which is located at the rear of the property.

FITTED KITCHEN

14'3" x 7'5" (4.350 x 2.265)

This is a spacious bright and airy room fitted with a range of modern high and low level units finished with a contrasting work surface. There is a stainless steel 4-ring gas hob with a complimentary stainless steel extractor hood above and a built-in single oven with a built-in microwave above. There is a 1 1/2 porcelain sink with a mixer tap, splashback tiling to the walls, pvc double glazed window overlooking the rear garden, half glazed pvc double glazed door which

gives access to the rear garden. There is space of a freestanding fridge/freezer, washing machine, laminate flooring, central heating radiator and a ceiling light.

FIRST FLOOR LANDING

This is very spacious and bright, as demonstrated by floor plan. It has a pvc double glazed window and doors leading to the bedrooms and bathroom.

BEDROOM 1

12'1" max x 11'0" max (3.691 max x 3.376 max)

Again, this is a large bright and airy room having the benefit of 2 pvc double glazed windows to the front of the property. There are fitted wardrobes that give plenty of storage. There is a shower enclosure which has a mains plumbed shower and is accessed directly from the bedroom. There is laminate flooring, central heating radiator and a central ceiling light.

BEDROOM 2

13'1" x 10'1" (3.999 x 3.098)

Again, this is a good size double bedroom and has a pvc double glazed window to the front, central heating radiator and central ceiling light.

BEDROOM 3

9'9" x 7'5" (2.980 x 2.262)

This bedroom is currently being used as an office, there is pvc double glazed window overlooking the rear garden, central heating radiator, central ceiling light and a combination type boiler fixed to the wall.

BATHROOM

7'5" x 6'4" (2.283 x 1.940)

This is a smart light room with a 3 piece suite comprising of a panelled bath with shower over and glass shower screen, a modern vanity style unit housing a wc and wash hand basin. Complementary wall tiling and flooring . There is a pvc double glazed

window, central heating radiator and a central ceiling light.

OUTSIDE

To the front of the property there is a walled garden, paved slabs pathway with grass to either side. There is a dropped kerb allowing off road parking for 2 vehicles.

REAR GARDEN

This is a spacious garden mainly laid to lawn with a small patio area, concrete posts and timber fencing to the perimeters. There is a garden shed and views overlooking a farmland.

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 A.

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

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.

