

horton knights of doncaster

sales
lettings
and service



51 Stretton Street, Adwick-Le-Street, Doncaster, DN6 7UH
Asking Price £198,000

A CONTEMPORARY STYLED 4 BEDROOM SEMI / GORGEOUS MODERN INTERIOR / SPACIOUS LIVING OVER 3 FLOORS / SOUTHERLY FACING REAR GARDEN / PARKING FOR 2 CARS / MODERN KITCHEN WITH APPLIANCES / LARGE MAIN BEDROOM WITH EN-SUITE / EASY A1 MOTORWAY ACCESS / MOTIVATED SELLER //

An internal inspection is recommended to appreciate the size and space offered by this stylish 4 bedroom semi. A very contemporary design over 3 floors, it has a gas central heating system, pvc double glazing and comprises: Long entrance hall, ground floor wc, spacious rear facing living room with double doors on to the landscaped rear garden, fitted open plan dining kitchen with integrated appliances. On the first floor there are 3 good sized bedrooms and a house bathroom whilst on the whole of the top floor there is a large main bedroom and en-suite shower room. Outside there is parking for 2 cars and a lovely landscaped Southerly facing rear garden. Great location with easy access to the A1 and motorway networks. Early viewing recommended.

ACCOMMODATION

A composite type double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first-floor accommodation, a built-in under stairs storage cupboard and a door to the ground floor wc.

GROUND FLOOR WC

This is fitted with a modern 2-piece white suite comprising of a low flush wc, wash hand basin, tiled flooring, extractor fan and a central ceiling light.

OPEN PLAN LIVING AREA

16'3" x 11'0" (4.95m x 3.35m)

The living area itself is a good size, and features two pvc double glazed double opening doors with matching side screens which open out and give access into a landscaped rear garden. It has 2 central heating radiators and inset spotlighting to the ceiling.

OPEN PLAN DINING KITCHEN

15'5" x 9'5" (4.70m x 2.87m)

This is probably demonstrated by the floor plan and photographs. It is fitted with a range of modern high and low level units finished with work surface over. There is a 4 ring ceramic hob with stainless steel splash back, extractor hood above and an integrated oven beneath. Integrated appliances also include a fridge freezer, dishwasher and washing machine. There is tiled floor covering, double panel central heating radiator, pvc double glazed window which gives an outlook to the front, inset spotlighting to the ceiling and an extractor fan.

AGENTS NOTES:

TENURE - FREEHOLD

ANNUAL ESTATE CHARGE: TBC.

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 C.

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,

FIRST FLOOR LANDING

There is inset spotlighting to the ceiling and doors leading to the bedrooms, bathroom plus stairs leading to the upper floor.

BEDROOM 2

11'6" x 9'6" (3.51m x 2.90m)

This is a good sized double bedroom, it has a pvc double glazed window to the front, fitted wardrobes, a central heating radiator and a central ceiling light.

BEDROOM 3

12'8" x 9'0" (3.86m x 2.74m)

A large third double bedroom, it has a pvc double glazed window with an outlook to the rear garden, central heating radiator and a ceiling light.

BEDROOM 4

9'4" x 7'0" (2.84m x 2.13m)

This is presently used and displayed as an office. It is a good-sized single bedroom, it has a pvc double glazed window to the rear, central heating radiator and inset spotlighting to the ceiling.

HOUSE BATHROOM

This is fitted with a modern 3-piece white suite, it comprises of a panelled bath with a shower over including a glazed shower screen, a pedestal wash hand basin and a low flush wc. It is fully tiled to the 4 walls and has coordinating floor tiles, a pvc double glazed window, inset spotlighting to the ceiling, extractor fan and a central heating radiator.

Stairs from the landing lead to the upper floor, where there is a;

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

PRINCIPLE BEDROOM

20'3" x 12'9" (6.17m x 3.89m)

This is a large space, it extends across the full width and depth of the house, it has fitted wardrobes set into the recess concealing hanging rail and storage, a pvc double glazed window, 2 central heating radiators, an access point into the loft space and a door to an en-suite shower room.

EN-SUITE SHOWER ROOM

This is all smartly finished with a modern 3 piece white suite that comprises of a shower enclosure with a mains plumbed thermostatic shower including a rainfall shower head, a pedestal wash hand basin and a low flush wc. There is inset spotlighting to the ceiling, an extractor fan, a double glazed Velux window, central heating radiator and a tiled floor covering.

OUTSIDE

To the front of the property there is forecourt style garden with a raised sleeper style planter and car parking for 2 cars, side by side.

REAR GARDEN

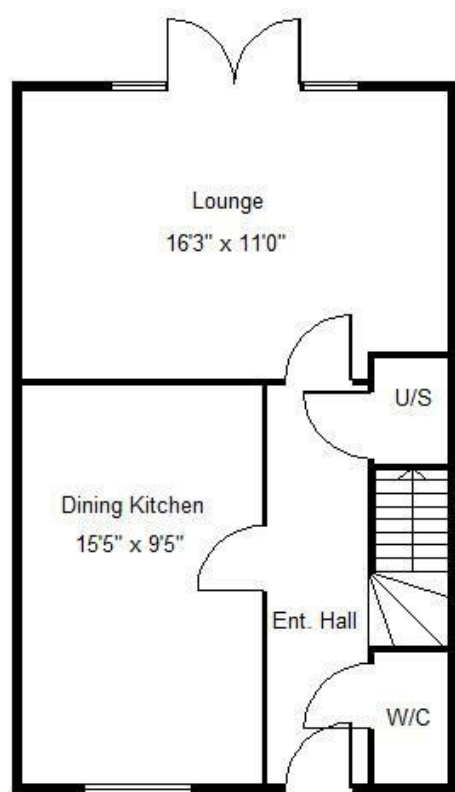
To the rear of the property there is gorgeous Southerly facing landscaped garden, this is designed for easier and lower maintenance. It has a paved patio and a sitting area around an artificial lawn with a further patio and sitting area to the far corner. There are raised sleeper borders stocked with a variety of shrubs and plants. There is a useful timber shed, there is also a gated access to the side which leads directly to the front. There is external water along with external flood lighting.

advice from their professional advisors.

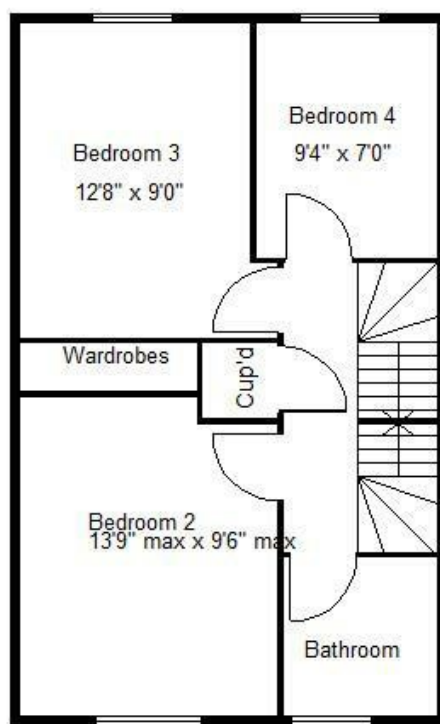
OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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.

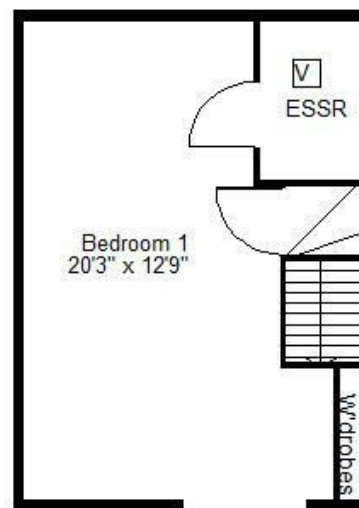
FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	