

horton knights of doncaster

9 Ormonde Avenue, Edlington, Doncaster, DN12 1DF



JUST LISTED..... 3 BEDROOM SEMI-DETACHED HOUSE / BEAUTIFUL FITTED KITCHEN / GOOD SIZE LOUNGE / DOWNSTAIRS WC / GCH / PVC DOUBLE GLAZING / PRIVATE GARDENS / OFF STREET PARKING / CLOSE TO AMENITIES / EXCELLENT TRANSPORT LINKS / IDEAL FOR FIRST TIME BUYERS & INVESTORS //

Popular residential location in Edlington
Spacious and well-proportioned accommodation
Bright and welcoming living areas
Fitted kitchen with ample storage
Generous bedrooms
Private garden space
Close to local amenities and schools
Excellent transport and commuter links
Ideal for first-time buyers, families, or investors

Asking Price £175,000

ACCOMMODATION

The property details are currently being prepared and will be available shortly. Should you wish to view the property please contact our office on 01302 760322.

ENTRANCE HALL

LOUNGE

KITCHEN DINER

DOWNSTAIRS WC

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

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 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.

