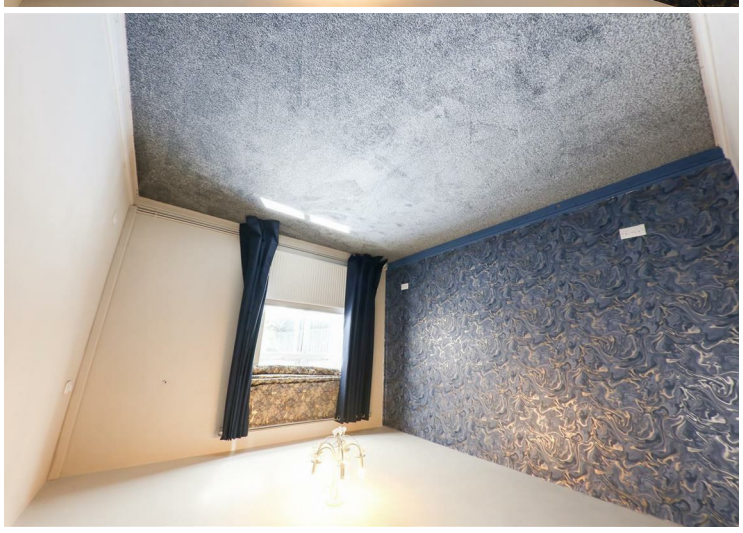
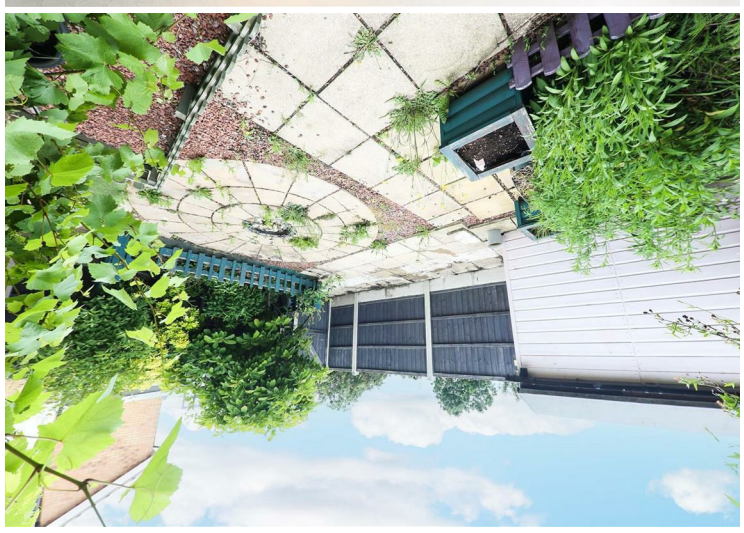
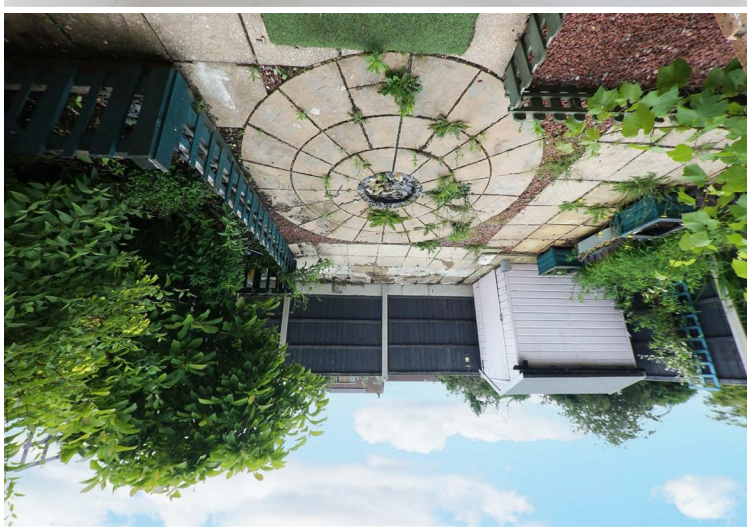
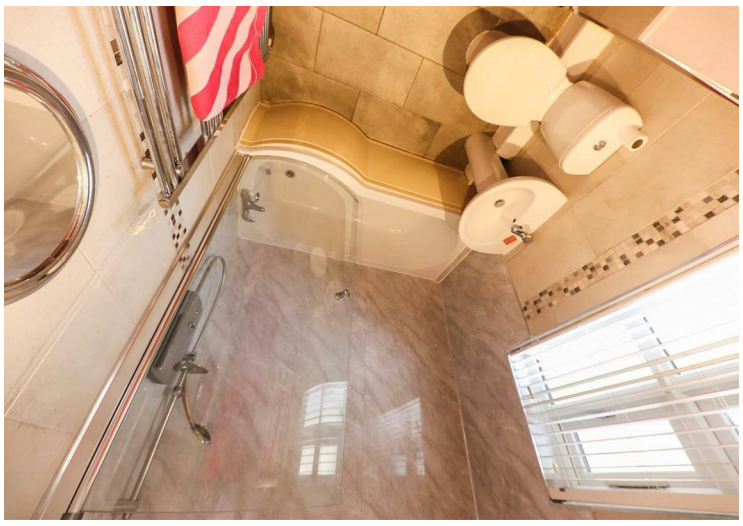
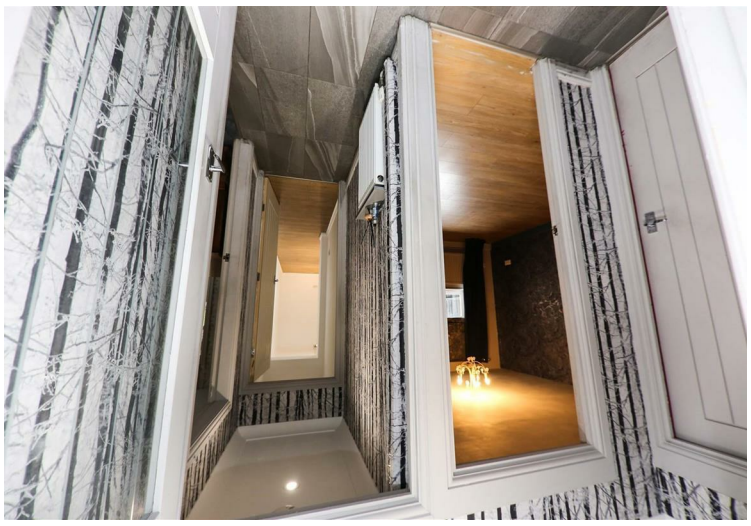




horton knights of doncaster

sales
lettings
and service



Elizabeth Avenue, Kirk Sandall, Doncaster, DN3 1QA
Offers Over £145,000

*****OFFERS OVER £155,000*****

BEAUTIFUL 2 BEDROOM SEMI DETACHED BUNGALOW / FRONT AND REAR GARDENS / SPACIOUS LOUNGE / LARGE OPEN PLAN DINING KITCHEN / BRAND NEW CARPETS WHERE FITTED / OFF STREET PARKING TO REAR / NO ONWARD CHAIN / LOCAL AMENITIES INCLUDING SHOPS AND TRANSPORT LINKS / MOTIVATED SELLER / MUST VIEW //

Beautiful 2 bedroom bungalow comprising of a sizeable kitchen diner to the front and comfortable lounge to the rear of the property. There is a house bathroom with bath and electric shower over and two double bedrooms Full security system alarm and cameras on a maintenance contract. Parking space allocated in car park behind. Easy size garden to maintain. Shed in garden with electrics and connected to house alarm. Must be viewed to be appreciated.

ACCOMMODATION
A composite type double glazed entrance door leads into an entrance porch.

ENTRANCE PORCH
This has a deep storage cupboard which houses the meters and a fuse box. A further glazed interior door continues into the hallway.

HALLWAY
This has a central heating radiator, coving and inset spotlighting to the ceiling, a modern tiled floor covering and a further a large storage cupboard which houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems. From here a door leads through into a large dining kitchen.

DINING KITCHEN
17'6" max x 11'6" (5.33m max x 3.51m)
This is probably better demonstrated by the floor plan and photographs. It has a range of high and low level units finished with a white high gloss cabinet door, a contrasting work surface and matching splashback. There is a dual fuel range style cooker which includes a 5 ring gas hob with a wok burner, gas grill, gas oven and an electric oven with an extractor hood above. There is a single drainer stainless steel sink unit with under counter spaces for a washing machine and a plumbing for a small dishwasher etc. There is a tall larder style unit, an under counter space suitable for a tumble dryer, tiled floor covering, 2 pvc double glazed windows to the front and side elevations, a central heating radiator, t.v. aerial and satellite points, inset spotlighting to the ceiling and a door which continues through into an attractive lounge. Please note that the furniture shown in the image has been generated by AI.

LOUNGE
14'6" x 11'0" (4.42m x 3.35m)
Again, a very good size, it has a PVC double glazed door which gives access into the rear garden. There is a feature fireplace with an oak timber mantel, a gas log effect burner set onto a marble hearth, newly carpeted floor, TV aerial point, coving to the ceiling, central ceiling light and a double panel central heating radiator. Please note that the furniture shown in the image has been generated by AI.

From the hallway doors lead to the bedrooms and bathroom.

BEDROOM 1
11'7" x 10'6" (3.53m x 3.20m)
This is a large double bedroom, it has a PVC double glazed window with an outlook into the rear garden, a central heating radiator, t.v. aerial point, central ceiling light and a newly carpeted floor. Please note that the furniture shown in the image has been generated by AI.

BEDROOM 2
14'6" x 6'9" (4.42m x 2.06m)
This is a good size, it is a long room which has a built-in wardrobe style cupboard off, a PVC double glazed window, central heating radiator, newly carpeted floor, coving to the ceiling and a central ceiling light. Please note that the furniture shown in the image has been generated by AI.

BATHROOM
This is fitted with a white suite that comprises of a shower style bath with a shower over including a glazed shower screen, a pedestal wash-hand basin and a low flush wc. There is tiling to the 4 walls with a decorative dado tile, coordinating floor tiles, towel rail/radiator, inset spotlighting to the ceiling and a PVC double glazed window.

OUTSIDE
To the front of the property there is a paved forecourt style garden with composite fencing and a pedestrian timber gate.

REAR GARDEN
This is all nicely enclosed, it is designed for easier and lower maintenance with paved patio and sitting areas with several raised planters stocked with a variety of maturing shrubs and plants. There is a pedestrian gate which gives access to a parking area with a designated parking space.

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 system via a combination type boiler. Age of boiler TBC.

SECURITY - An alarm and CCTV system installed with hard wiring (included in the sale.)

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

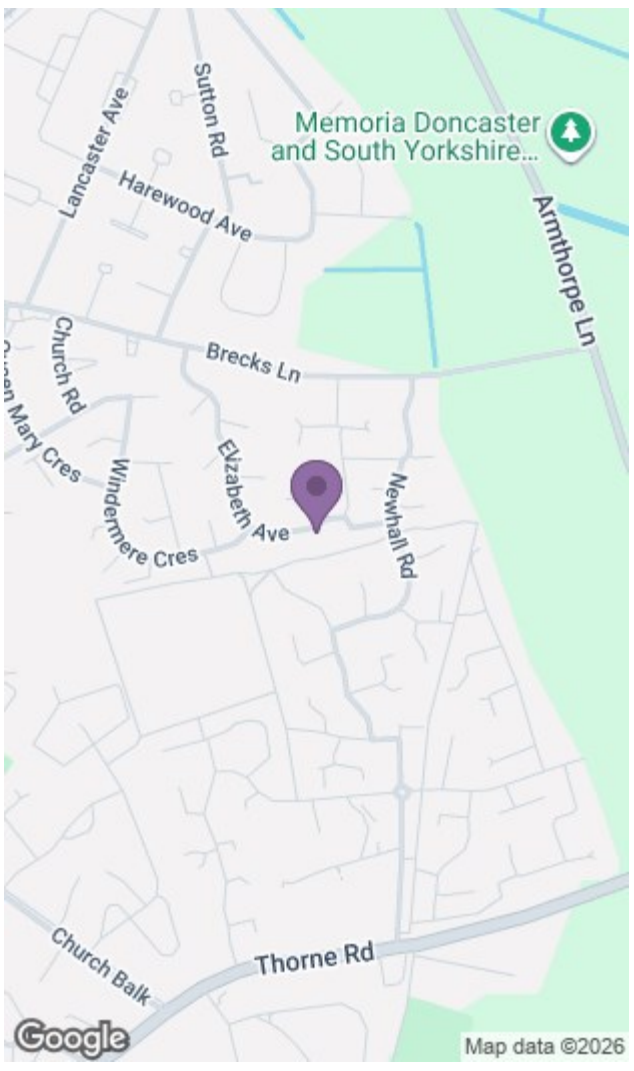
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

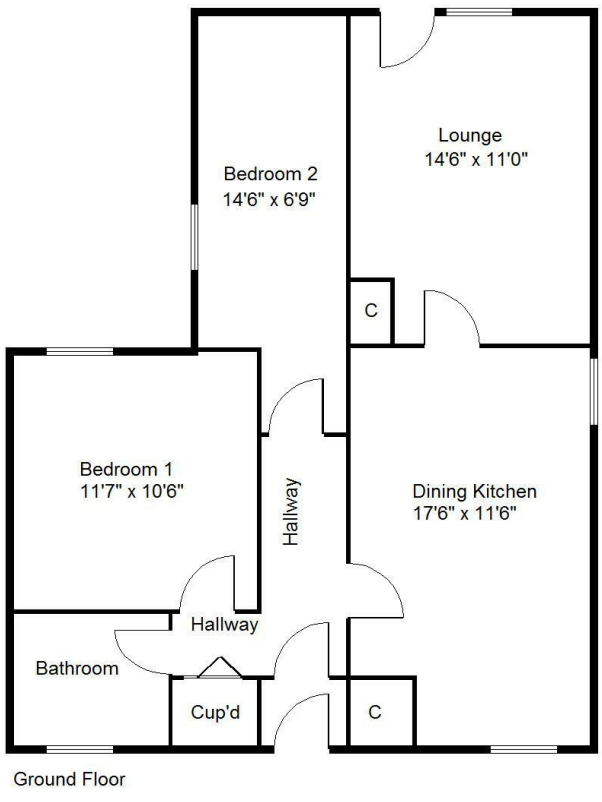
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

