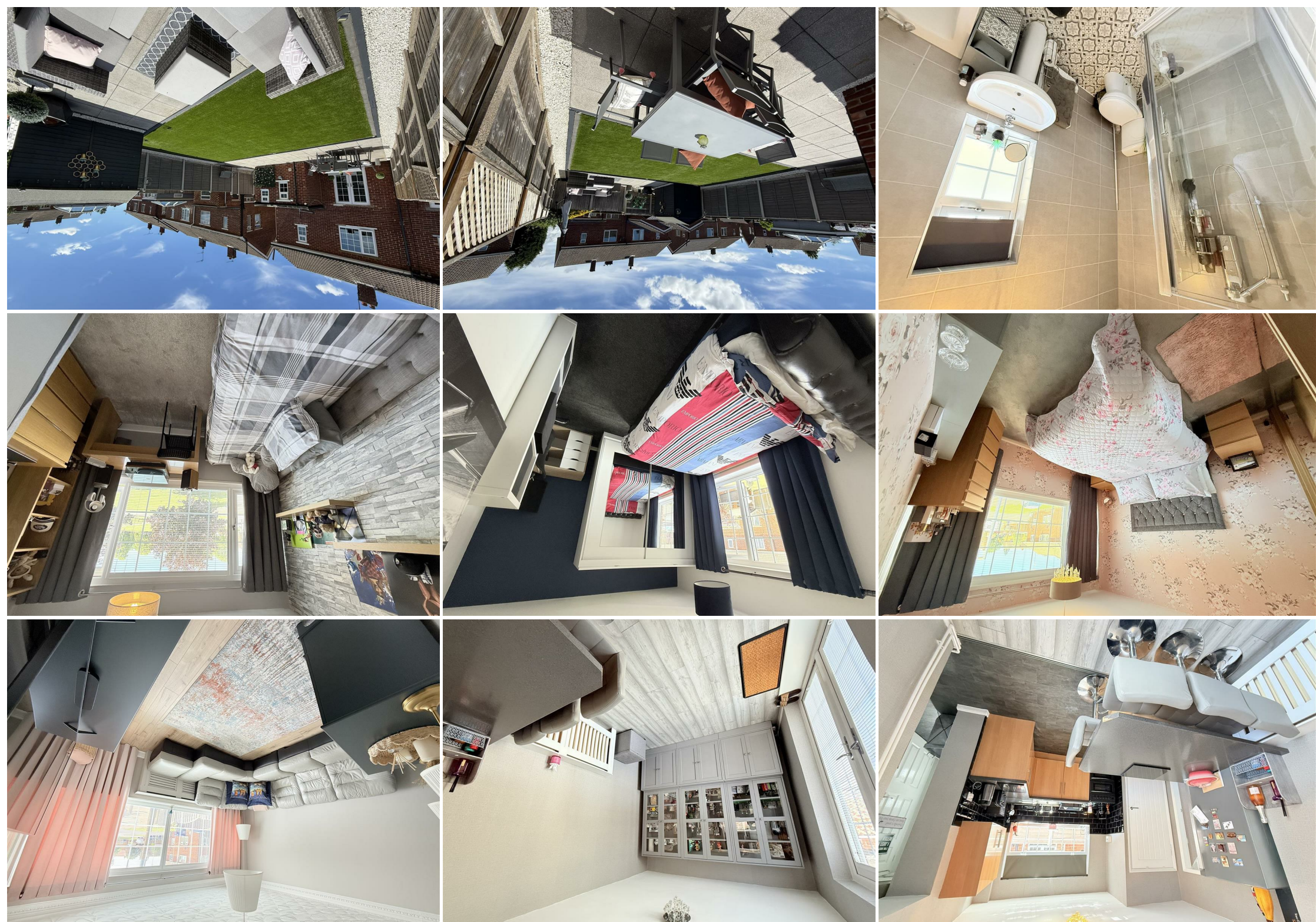




sales
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horton knights of doncaster



Athelstane Crescent, Edenthorpe, Doncaster, DN3 2NQ
Asking Price £170,000

JUST LISTED.....3 BEDROOM SEMI-DETACHED PROPERTY / SMARTLY PRESENTED / LOW MAINTENANCE GARDENS / GCH / PVC DOUBLE GLAZING / 3 GOOD SIZED BEDROOMS / DOWNSTAIRS WC / UTILITY ROOM / CLOSE TO AMENITIES / PRICED TO SELL //

This immaculately presented 3 bedroom semi-detached house is tucked away in this little spot off Athelstane Crescent it benefits from gas-fired central heating and PVC double glazing and comprises: Entrance Hall, separate lounge, open plan dining kitchen, utility room, ground floor WC. First floor landing: two really good-sized double bedrooms and a very well-proportioned third single bedroom and an immaculate house bathroom with a four-piece suite. Outside, low maintenance is the order of the day with front and enclosed rear gardens. Edenthorpe is one of the most popular locations in Doncaster, given its access to local amenities, good schooling and transport links. All in all, a wonderful property which must be viewed to be appreciated.

ACCOMMODATION

A modern style double glazed composite style door with double glazed side screens gives access to;

ENTRANCE HALL

There is coving to the ceiling and a light wood style laminated floor, stairs rising to the first floor and doors leading off to the ground floor accommodation.

LOUNGE

The separate lounge is very smartly presented and has a large PVC double glazed window to the front letting in plenty of natural light with a central heating radiator and decorative cover with the same laminated flooring continued through from the entrance hall and coving to the ceiling with a central ceiling rose.

OPEN PLAN DINING KITCHEN

The kitchen area is fitted with a range of oak-style wall-mounted cupboards and base units with a rolled-edge work surface incorporating a single-bowl stainless steel sink with black ceramic-tiled splashbacks. There is a gas cooker point and appliance recess for a freestanding cooker plus a dark grey slate effect vinyl floor covering. A peninsula style breakfast bar finished in the same wood finish and work surfaces the kitchen extends out and separates the kitchen from the dining area. The dining area has a light grey wood laminated floor covering with a central heating radiator with a decorative cover. There are PVC double glazed French style doors giving access into the rear garden. and a PVC double-glazed window to the left side of the kitchen.

UTILITY ROOM

The utility room sits just off the kitchen and has plumbing for a washing machine and space for a

tumble dryer with a rolled-edge work surface above, PVC double-glazed window to the rear, the tile effect vinyl floor covering continuing through from the entrance hall, plus a central heating radiator with a decorative cover. There is also a PVC double glazed door giving access to the left of the property and on into the rear garden.

GROUND FLOOR WC

This is fitted with a white low flush WC, a central heating radiator and PVC double glazed window to the rear.

FIRST FLOOR LANDING

This has a double-glazed window to the side, a loft hatch with access and a large built-in cupboard with shelving providing extremely useful storage space. There is coving to the ceiling and doors leading off to the remaining accommodation.

BEDROOM 1

This has a large PVC double glazed window to the front and a central heating radiator with decorative cover.

BEDROOM 2

This is another good size double room with a PVC double glazed window to the rear and a central heating radiator.

BEDROOM 3

This is a lovely smartly presented room which is a good size for a single room and has a PVC double glazed window to the front, a central heating radiator and a built-in over-stairs storage cupboard with a hanging rail.

HOUSE BATHROOM

The bathroom is very smartly presented again, with a nice luxury feel about it, having a four-piece suite comprising of a low flush WC, pedestal wash-hand basin, panelled bath with a mixer tap, and a separate brushed aluminium and glass shower cubicle with a wall mounted electric shower. There is full ceramic tiling to the walls plus a tile effect to vinyl floor covering with a PVC double glazed window to the rear and a double panel central heating radiator.

OUTSIDE

To the front of the property, there is a garden area which has been finished with an artificial lawn and with timber posts and roped to the front boundary. A timber gate to the left side of the property gives access to an access pathway leading down to the side entrance into the utility room and on into the rear garden.

REAR GARDEN

The current owners again have put some time and effort and investment into the rear garden and have created a lovely large patio area suitable for eating out and relaxing in the summer months with a central shaped area of artificial lawn and a further patio area at the far end of the garden all finished with white gravel borders. There is concrete post and timber fencing with gravel boards to the outer boundary plus an external water tap and an external light.

AGENTS NOTES:

TENURE - FREEDHOLD

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 10000 mbps and upload speeds of up to 10000 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

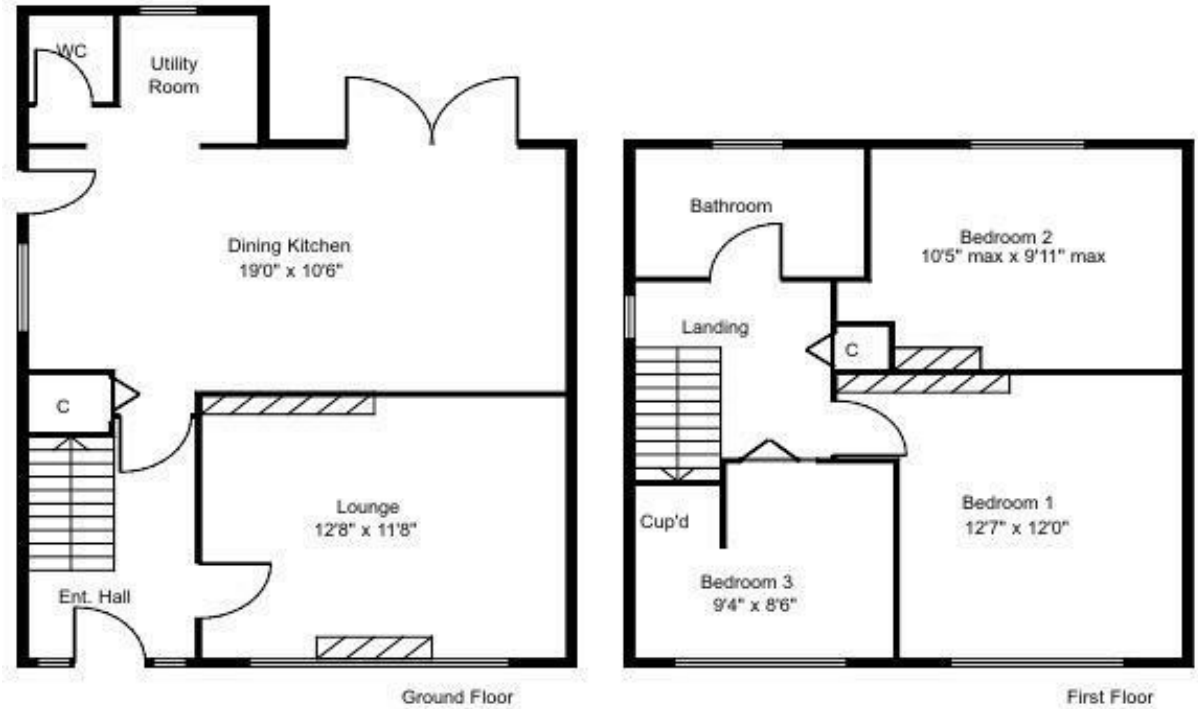
inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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