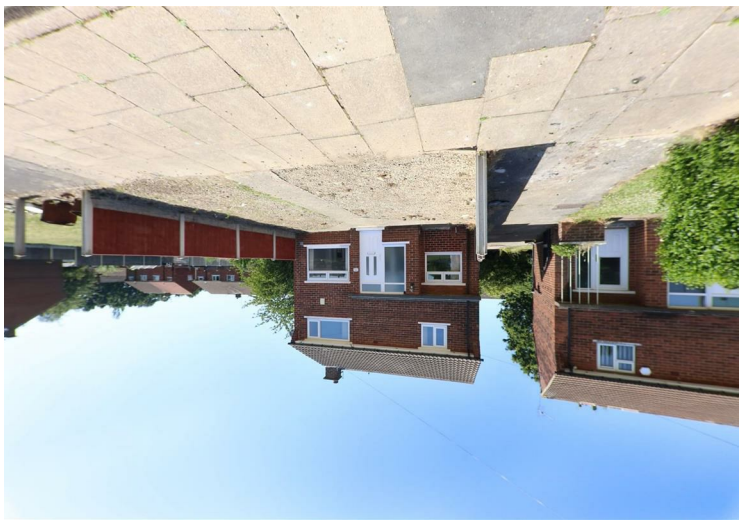
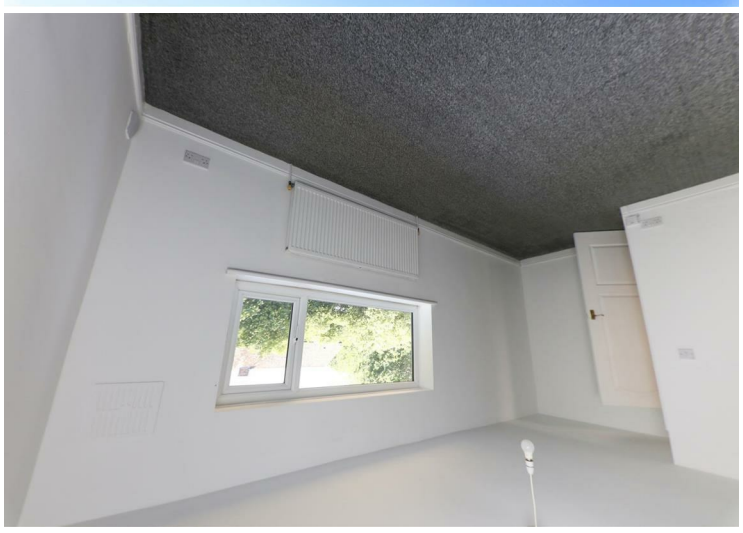
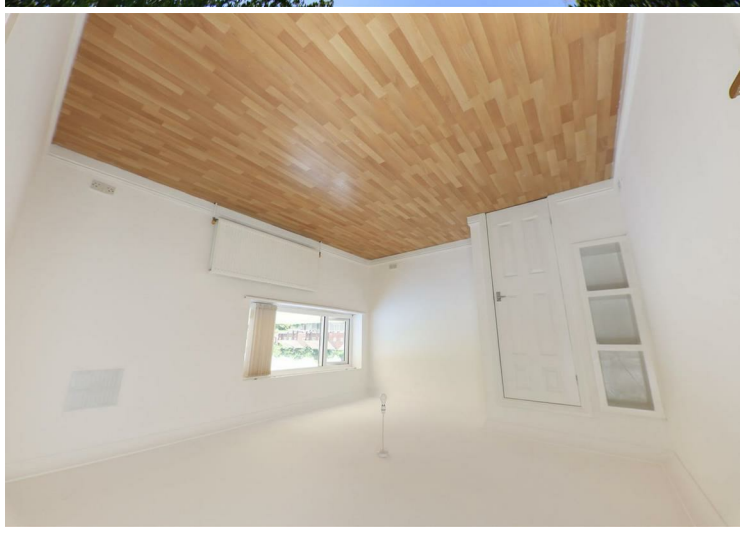
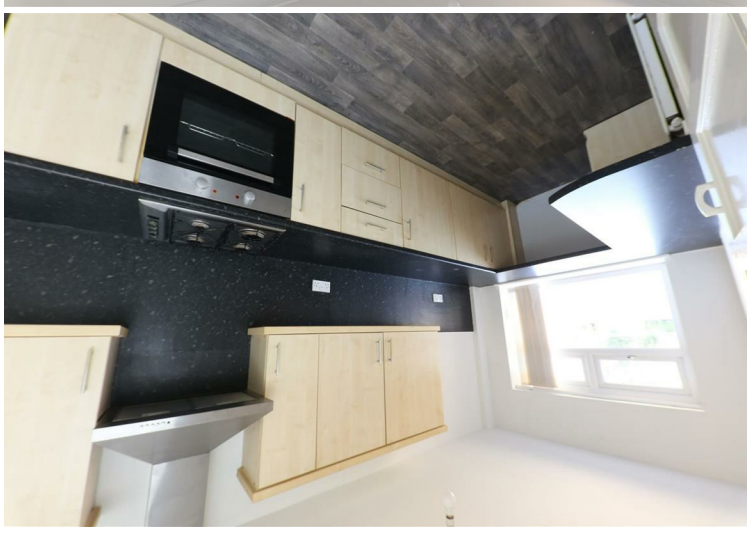





horton knights of doncaster

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Stevenson Road, Balby, Doncaster, DN4 8NH

Guide Price £165,000 -£175,000

******GUIDE PRICE £165,000 - £175,000******

UNEXPECTEDLY BACK ON THE MARKET... 3 BEDROOM DETACHED HOUSE / NO UPWARD CHAIN/ LOVELY POSITION NOT OVERLOOKED / GATED SHARED DRIVEWAY AND OFF-ROAD PARKING / SPACIOUS ACCOMMODATION THROUGHOUT / GCH VIA COMBI / PVC DG / EARLY VIEWING RECOMMENDED //

A spacious detached house, in this popular residential area with a more pleasant outlook to the front. The property has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, dual aspect lounge, a large breakfast kitchen, first floor landing, three well proportioned bedrooms including two doubles and a nice sized third bedroom and a generous modern fitted white bathroom. Outside there is an open plan front garden and an enclosed rear garden, with a separate shared side driveway as well leading to off road parking. PRICED TO SELL. NO CHAIN. EARLY VIEWING ESSENTIAL

ACCOMMODATION
A pvc double glazed entrance door gives access into the entrance hall.

ENTRANCE HALL
This has a staircase rising to the first floor accommodation, a pvc double glazed window to the front, a double panelled central heating radiator and a door which leads into the lounge.

LOUNGE
19'6" x 12'6" max (5.94m x 3.81m max)
This is a lovely size, having a dual aspect with pvc double glazed windows to the front and pvc double glazed sliding patio doors to the rear, there is an attractive feature fireplace with a wood surround incorporating a granite inset and hearth, and a double panelled central heating radiator.

BREAKFAST KITCHEN
19'5" x 9'10" max (5.92m x 3.00m max)
Once again this is a good size extending the full depth of the property and a dual aspect with pvc double glazed windows to the front elevation and rear elevations and a pvc double glazed door giving access into the rear garden. The kitchen itself is fitted with a range of Beech style wall mounted cupboards and base units with a granite effect rolled edge work surface and breakfast bar. There is an integrated stainless steel electric oven with a matching four ring gas hob and a stainless steel extractor canopy above, plumbing for a washing machine, further appliance recesses for a dishwasher and tumble dryer as well as plenty of space for a fridge/freezer, a built-in under stairs storage cupboard, tile effect vinyl floor covering, a central heating radiator.

As previously mentioned a staircase from the entrance hall leads to the first floor accommodation.

FIRST FLOOR LANDING
With an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
12'8" x 11'2" (3.86m x 3.40m)
This is a good sized double bedroom having a pvc double glazed window to the front, overlooking parkland, a central heating radiator and a built-in airing cupboard housing a gas fired combination type central heating boiler.

BEDROOM 2
15'11" narrowing to 12'8" x 8'1" max (4.85m narrowing to 3.86m x 2.46m max)
Again, a good sized second double bedroom having a pvc double glazed window overlooking the rear garden, a central heating radiator and a central ceiling light.

BEDROOM 3
11'1" x 6'9" (3.38m x 2.06m)
An excellent third bedroom having a pvc double glazed window to the front, a central heating radiator, coving and a central ceiling light.

BATHROOM
This is generous in size and is fitted with a modern white suite that comprises of a low flush wc, a pedestal wash hand basin and a panelled bath with a mixer tap and shower attachment. There is a glass shower screen, a central heating radiator, a pvc double glazed window to the rear and attractive tiling to the bathing areas and splash backs.

OUTSIDE
To the front of the property there is an open plan gravelled garden with a concrete access pathway leading to the front door. There is a further shared side driveway which leads to a hard standing area.

REAR GARDEN
This is enclosed and is laid predominantly to lawn with two separate timber sheds, a combination of timber fencing and brick walling to the perimeters, an external tap and security lighting attached to the rear elevation of the house and a timber gate giving access to the side of the property.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC

COUNCIL TAX - Band D

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 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.

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.

