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Stubbins Hill, Edlington, Doncaster, DN12 1JN
Offers Around £125,000

WELL PRESENTED 3 BEDROOM HOUSE / ATTRACTIVE ENCLOSED REAR GARDEN / OWNED SOLAR PANELS & BATTERY STORAGE / MODERN OPEN PLAN DINING KITCHEN / MODERN BATHROOM / LARGE GARAGE STORE & SHED / POPULAR LOCATION / PRICED TO SELL //

Offering attractive family living this 3 bedroom middle town house needs to be viewed. It has a gas central heating system via a modern combi boiler, pvc double glazing, owned outright solar panels with 6 x 2.4 Kwh battery storage. The internal accommodation briefly comprises: Entrance hall with stairs to the first floor, attractive front facing lounge and a modern open plan dining kitchen which has been recently re-fitted. On the first floor there are 3 bedrooms and a modern white bathroom. Outside are attractive gardens, the rear enjoys a lovely South Westerly aspect, several stores and a small garage. Edlington has a good range of amenities including local , shops, supermarkets and schools plus access to the A1 and motorway networks. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

A composite type, double glazed entrance door with matching side screen leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation with a built-in understairs storage cupboard, plus a tall coat cupboard to the side. An open doorway continues into a front facing lounge.

LOUNGE

13' x 10'6" (3.96m x 3.20m)

This is an attractive room. It has a PVC double glazed bay window to the front, central heating radiator, central ceiling light and a smoke alarm.

OPEN PLAN DINING/ KITCHEN

20' max x 11'6" max (6.10m max x 3.51m max)

The kitchen area is fitted with a range of modern high and low level units, finished with a roll edge work surface and a tiled splash back. There is a single drainer stainless steel sink unit, recess suitable for a gas cooker, plumbing for automatic washing machine and space for tumble dryers etc. It has a PVC double glazed window, composite type double glazed door, contemporary style radiator, a tall cupboard houses a secondary hot water cylinder with immersion heater fitted, benefiting from solar water heating in addition to a gas-fired combination type boiler which supplies the domestic water and central heating systems.

The dining area has a PVC double glazed window with an outlook to the rear, central ceiling light and modern laminate flooring.

FIRST FLOOR LANDING

There's an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1 FRONT

12' x 10'7" (3.66m x 3.23m)

A good sized double bedroom. It has a PVC double glazed window to the front. A central heating radiator and ceiling light.

BEDROOM 2

13'6" max x 8'6" max (4.11m max x 2.59m max)

A second double bedroom, a PVC double glazed window to the rear, central heating radiator and central ceiling light.

BEDROOM 3

9' x 9' (2.74m x 2.74m)

A comfortable third bedroom as evidenced by the room measurements. There is a cabin style bed built over the stair bulkhead, a central heating radiator, PVC double glazed window and a central ceiling light.

HOUSE BATHROOM

This is fitted with a modern 3 piece white suite that comprises of a panelled bath with electric shower over including a shower rail, a wash basin and low flush WC inset to bathroom furniture. There is tiling to the walls, coordinating floor tile, contemporary style tower rail/radiator, a waterproof ceiling with inset spotlighting and a PVC double glazed window.

OUTSIDE

To the front of the property, there is an enclosed garden area which has block paving and fencing to the perimeter, including a pedestrian gate.

REAR GARDEN

The garden is mainly lawned with flower beds and borders stocked with a variety of shrubs and plants. There is a paved patio and sitting area which extends across the rear elevation, including a timber framed pergola and lightweight Perspex roof. It is all enclosed with timber fencing to the perimeters, including double gates to the far end which give access onto a pedestrian lane providing access for bins storage etc.

AGENTS NOTES:

TENURE - Freehold.

CONSTRUCTION - The property is of non-standard construction.

SERVICES - All mains services are connected.

SOLAR PANELS - These are owned outright and the benefit of the cheaper tariffs including feed in tariffs will pass to the buyer.

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 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

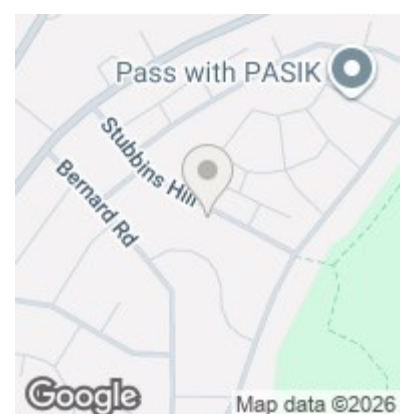
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

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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