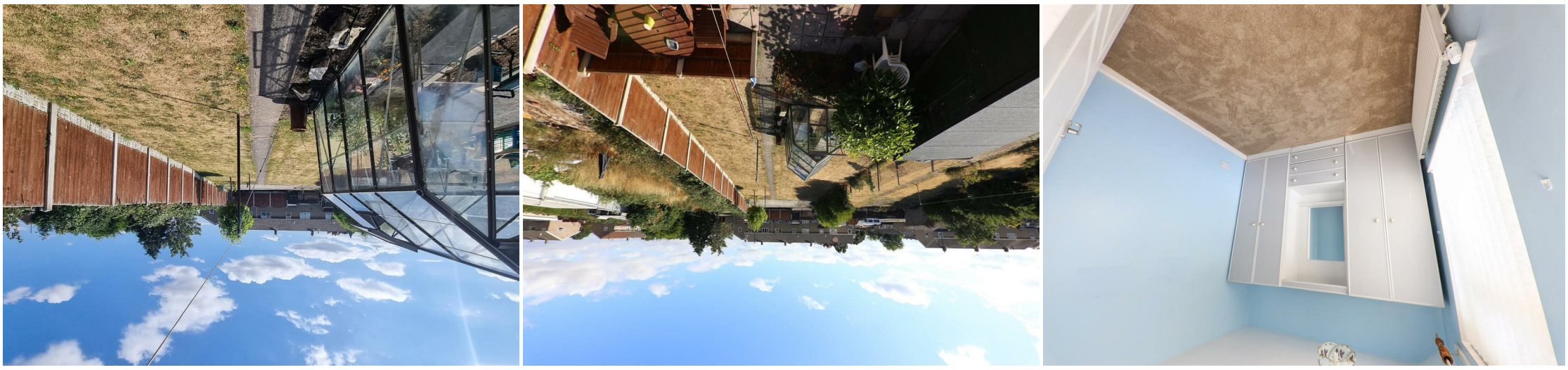

horton knights of doncaster

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Allenby Crescent, New Rossington, Doncaster, DN11 0JX
Asking Price £155,000

A LARGE 3 BEDROOM SEMI-DETACHED HOUSE / ATTRACTIVE PLOT ON THIS POPULAR ROADWAY / FITTED KITCHEN/ GOOD SIZED BEDROOMS / GROUND FLOOR WC / LOUNGE / WET ROOM / LARGE ENCLOSED GARDEN / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / CLOSE TO SCHOOLS AND LOCAL AMENITIES / VIEWING RECOMMENDED //

Situated in this popular residential area of New Rossington, this well-presented home offers comfortable and versatile living accommodation, making it an ideal purchase for first-time buyers, growing families or investors alike. The property briefly comprises: Entrance Hall, ground floor WC, lounge, dining kitchen with ample storage and workspace. First floor landing: 3 well proportioned bedrooms and a wet room. Outside: to the front there is a lawned area, to the rear there is a generous enclosed rear garden, providing an excellent space for outdoor entertaining. The property is conveniently located close to local schools, shops, supermarkets and everyday amenities and close to Doncaster City Centre.

ACCOMMODATION
A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL
This has a central staircase leading to the first floor accommodation, a double panel central heating radiator, ceiling light and door into the lounge.

LOUNGE
16'2" x 12'0" (4.93m x 3.66m)
A bright dual aspect room courtesy of a PVC double glazed window to the front and PVC double glazed double opening doors which lead out into the rear garden. There is a feature fireplace with a gas fire inset, two central heating radiators, and two central ceiling lights.

OPEN PLAN DINING KITCHEN
13'4" max x 12'0" max (4.06m max x 3.66m max)
Fitted with a range of base and wall units, a roll edge work surface over and a tiled splash back. There is a single drainer stainless steel sink unit, an integrated four-ring gas hob, and an integrated oven. Space and plumbing for a washing machine, a PVC double glazed window with an outlook to the rear, a central heating radiator, vinyl flooring and a deep built-in understairs storage cupboard. A PVC stable type exterior door gives access into the rear garden.

GROUND FLOOR WC
Fitted with a two-piece suite comprising of a low flush WC, wash basin, central heating radiator, PVC double glazed window, vinyl flooring and a ceiling light.

FIRST FLOOR LANDING
This has a PVC double glazed window with an outlook over the property's rear garden, an access point into the loft space, ceiling light and a smoke alarm.

BEDROOM 1
10'3" x 10'1" (3.12m x 3.07m)
A good-sized double bedroom, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light plus a built in cupboard which has a hanging rail and storage.

BEDROOM 2
12'1" x 8'1" (3.68m x 2.46m)
A good sized second bedroom, it has a PVC double glazed window, a central heating radiator, a central ceiling light, a tall built-in cupboard which has storage shelving.

BEDROOM 3
8'8" x 8'0" (2.64m x 2.44m)
A comfortable third bedroom, it has a PVC double glazed window to the rear, a central heating radiator, a central ceiling light and a range of fitted bedroom furniture.

WET ROOM
The original bathroom has been changed to create a more accessible wet room where there is a shower enclosure with an electric shower, a wash hand basin and a low flush WC. There is tiling to four walls, a PVC double glazed exterior window, tall towel rail/ radiator, waterproof flooring and a ceiling light.

OUTSIDE
To the front of the property there is a walled garden which has a pedestrian pathway which continues and leads to the front, and continues along the side of the property into the rear garden. The front garden is mainly lawned.

REAR GARDEN
Outside to the rear there is a particularly large garden as evidenced by the photographs. It is all enclosed with fencing to the perimeters. To the very rear there are double gates (off Radburn Road) which gives vehicular access into the garden, where there is a large concrete area which provides ample car parking, suitable for motorhomes/ caravans and or similar. The garden is mainly lawned with a paved patio and sitting area, plus a timber shed.

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 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, 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.

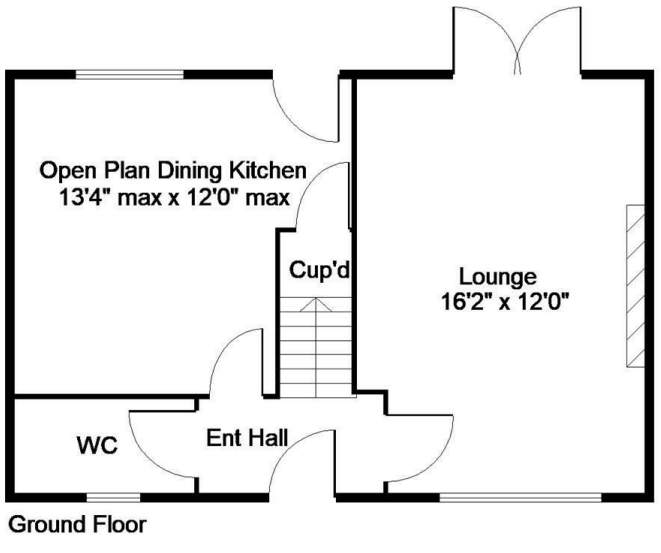
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability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

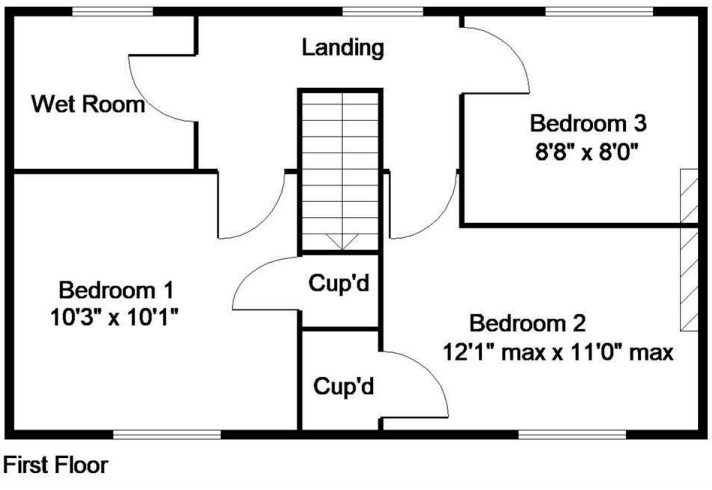
www.hortonknights.co.uk

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



First Floor

