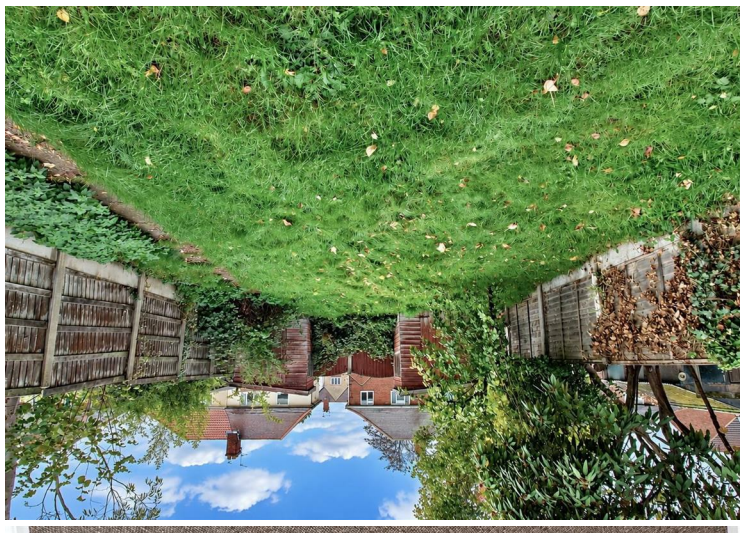
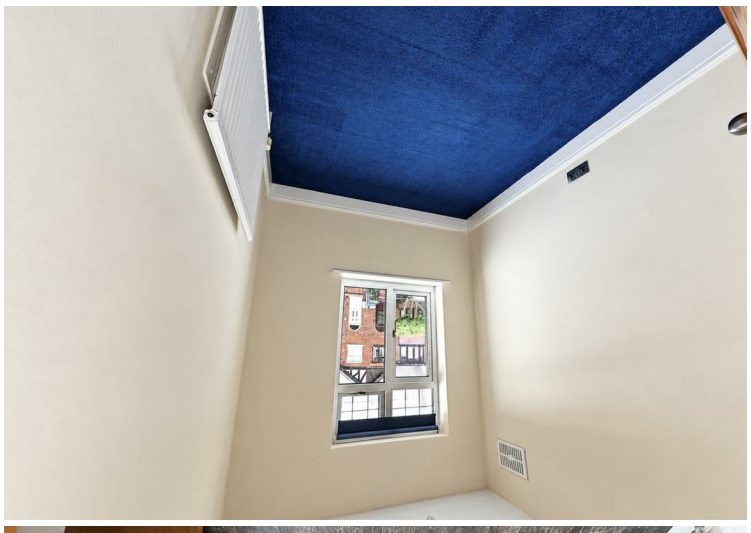
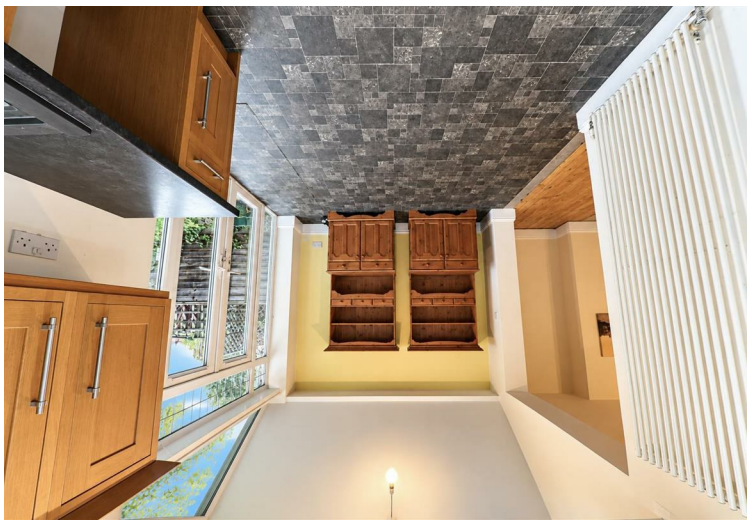







horton knights of doncaster

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Glamis Road, Town Moor, Doncaster, DN2 6DP

Asking Price £185,000

BEAUTIFUL EXTENDED TRADITIONAL 3 BEDROOM SEMI / LARGE FULL WIDTH EXTENSION ACROSS THE REAR / MODERN OPEN PLAN LIVING / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / NO UPWARD CHAIN / VIEWING ESSENTIAL //

Located in the ever popular Town Moor suburb, this extended semi detached house now offers much larger open plan living. It has a gas central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance hall, open plan lounge and dining room with polished boarded floors, a large extended dining kitchen with a vaulted ceiling, and a feature gable window and French doors, with a utility area off. On the first floor there are 3 good sized bedrooms and a bathroom. Outside are front and rear gardens, the rear is a good size, mainly lawned. Superb location with access to the City Centre, Lakeside retail and leisure and the hospital. No chain therefore early vacant possession available.

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

ENTRANCE HALL
This is all smartly finished. It has a modern polished boarded floor, a central heating radiator, a staircase to the first floor accommodation with a deep built-in understairs storage cupboard. Within the cupboard there is shelving and a further PVC double glazed window.

LOUNGE
13'0" max into bay x 12'4" max (3.96m max into bay x 3.76m max)
This has a deep PVC double glazed bay window to the front, a feature fireplace, central heating radiator, boarded floor, coving to the ceiling, a central ceiling light and matching wall lights. A broad opening which continues through into the dining area.

DINING AREA
12'6" x 11'4" (3.81m x 3.45m)
Finished with the same boarded flooring, a central heating radiator, central ceiling light and a further broad opening which continues through now into a large open plan living kitchen.

EXTENDED OPEN PLAN DINING KITCHEN
17'0" max x 18'9" max (5.18m max x 5.72m max)
Fitted with a range of oak cabinets with a stainless steel handle with a contrasting raw edge work surface. There is a deep recess suitable for a range style cooker, a composite type single drainer sink, with contemporary style mixer tap. There is plumbing and space for washing machine, dishwashers, tumble dryers etc. and then further space for a tall fridge freezer. There are two PVC double glazed windows within the dining area, feature double glazed double opening French doors with an Apex style double glazed window above which all give an outlook over the property's rear garden. There is vinyl flooring, vaulted ceiling with a ceiling pendant light, spotlighting to the ceiling and a contemporary style tall radiator.

FIRST FLOOR LANDING
There is an access point into the loft space, a PVC double glazed window and doors to the bedrooms and bathroom.

BEDROOM 1
12'6" x 11'6" (3.81m x 3.51m)
A lovely large double bedroom. It has a PVC double glazed window with an outlook into the property's rear garden, central heating radiator and a central ceiling light.

BEDROOM 2
11'6" x 11'0" (3.51m x 3.35m)
A good size second double bedroom. It has a PVC double glazed window to the front, central heating radiator and a central ceiling light.

BEDROOM 3
7'6" x 6'6" (2.29m x 1.98m)
A comfortable third bedroom is evidenced by the room measurements. There is a PVC double glazed window to the front, central heating radiator and a central ceiling light.

HOUSE BATHROOM
Fitted with a modern white suite that comprises of a panelled bath with a shower over including shower rail. There is a pedestal wash hand basin and a low flush WC, ceramic tiling to the four walls, a modern geometric style tile vinyl floor covering, PVC double glazed window, ceiling light and a central heating radiator.

OUTSIDE
To the front of the property there is a lawn to the garden with an ornamental shrub inset and to the side there is block paving.

REAR GARDEN
To the rear of the property there is a good sized rear garden, this is all enclosed, with concrete posts and timber fencing to the perimeters. Within the garden there are several timber sheds including an ornamental fruit tree.

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 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.

