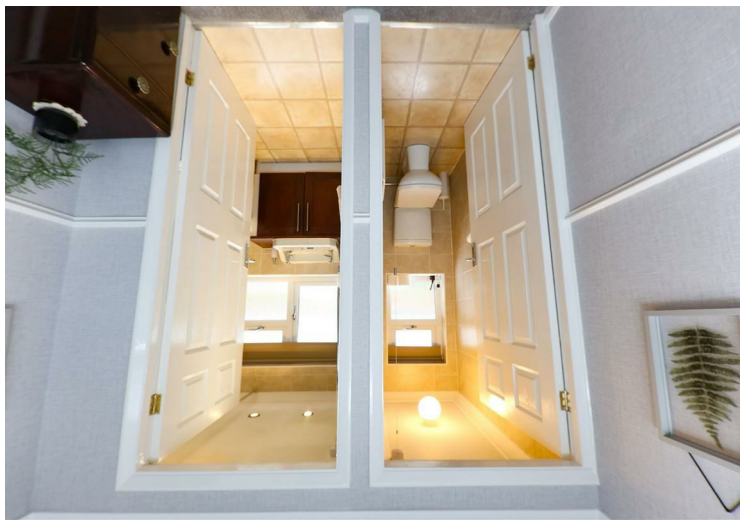
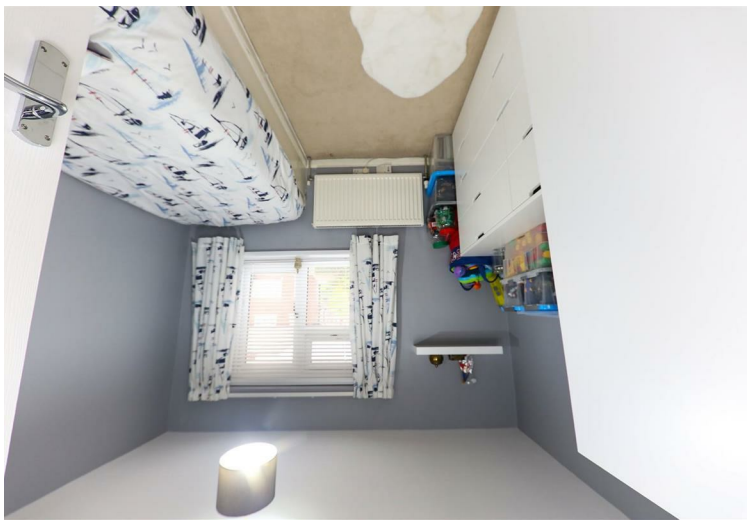










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Dorset Crescent, Intake, Doncaster, DN2 6PY
Guide Price £165,000 - £170,000

*****GUIDE PRICE £165,000 - £170,000*****

AN IMMACULATE 3 BEDROOM END TOWN HOUSE / BEAUTIFUL NEW KITCHEN WITH INTEGRATED APPLIANCES / SPACIOUS LOUNGE / 3 GOOD SIZED BEDROOMS / WELL MAINTAINED GARDENS/ AMPLE OFF ROAD PARKING / POPULAR AREA / PRICED TO SELL / VIEWING RECOMMENDED //

An internal inspection is definitely recommended on this 3 bedroom end town house. Absolutely immaculate throughout, it comprises of an entrance hall with stairs to first floor, spacious lounge, upgraded kitchen with a host of integrated appliances, a rear lobby/utility room. First floor landing; three good sized bedrooms, bathroom and a separate WC. Outside are equally good sized gardens the rear is well-maintained, patio and sitting areas and a timber shed. The front offers ample off-road parking courtesy of a large block paved front drive. Well placed with access to local amenities including local shops, schools, the hospital plus easy access to the City Centre. Early viewing recommended.

ACCOMMODATION
A canopy gives shelter to a PVC double glazed entrance door with matching side screen and leads into the property's entrance hall.

ENTRANCE HALL
This is all beautifully presented and sets the scene for the remainder of the property. There is a staircase to the first floor accommodation a double panel central heating radiator, laminate flooring covering, central ceiling light and door leading into the lounge.

LOUNGE
16'7" x 12'0" (5.05m x 3.66m)
This is a good-sized rear facing reception room. It has two PVC double glazed double opening doors which lead out onto the rear garden and a further PVC double glazed window to the side, a feature fireplace incorporating an electric fire, ornate cornicing to the ceiling, ceiling light and a double panel central heating radiator.

GORGEOUS UPGRADED KITCHEN
12'0" x 7'10" (3.66m x 2.39m)
This has been upgraded and is absolutely immaculate. It is fitted with a range of modern high and low level units finished with a preparation surface over with matching splash back and feature lighting. There is a four-ring induction hob, a contemporary style extractor hood and an integrated oven. Additional integrated appliances include a fridge freezer, dishwasher and a washing machine. There is a 1½ bowl composite sink with a contemporary style mixer tap, modern laminate flooring, inset spotlighting to the ceiling and a PVC double glazed window and a modern column style anthracite radiator.

LOBBY/UTILITY
This is a good useful space. It has two PVC double glazed double opening doors which give access into the property's rear garden, a central heating radiator, modern laminate flooring, coving to the ceiling, central ceiling spotlight fitment and a deep built-in understairs storage area which has utility shelving and coat rails etc.

FIRST FLOOR LANDING
This has a central ceiling light, coving to the ceiling an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
13'9" max x 12'1" max (4.19m max x 3.68m max)
A lovely double bedroom. It has a range of fitted wardrobes, a PVC double glazed window, central heating radiator and coving to the ceiling.

BEDROOM 2
11'9" max x 11'0" max (3.58m max x 3.35m max)
A good sized second double bedroom. It has a PVC double glazed window with an outlook over the property's rear garden, a central heating radiator, coving to the ceiling and a central ceiling light. Concealed behind is a wall mounted gas-fired Combination type boiler which supplies the domestic water and central heating systems.

BEDROOM 3
8'7" x 8'6" (2.62m x 2.59m)
This has been cleverly designed with a built-in cabin style bed base over the bulkhead, maximizing the floor space. There is a central heating radiator and a central ceiling light.

BATHROOM
Smartly presented with a suite comprising of a cast panelled bath with an independent electric shower over, a wash hand basin set on to a vanity unit, tiling to the four walls and a central heating radiator, laminate flooring, a PVC double glazed window and inset spot lighting to the ceiling.

SEPARATE WC
Matching with a low flush WC, tiling to the four walls, a PVC double glazed window, central heating radiator, laminate flooring, coving and a central ceiling light.

OUTSIDE
The property stands on an attractive plot. A dropped curb provides vehicle access on to a hard landscaped block paved frontage, offering ample parking with decorative shaped borders and concrete posts and timber fencing to the perimeters.

REAR GARDEN
Again, a good size and well maintained. There is a central lawn, several paved patio and sitting areas and a useful timber storage shed. There is concrete posts and timber fencing to the perimeters.

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, via a combination type boiler. 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.

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