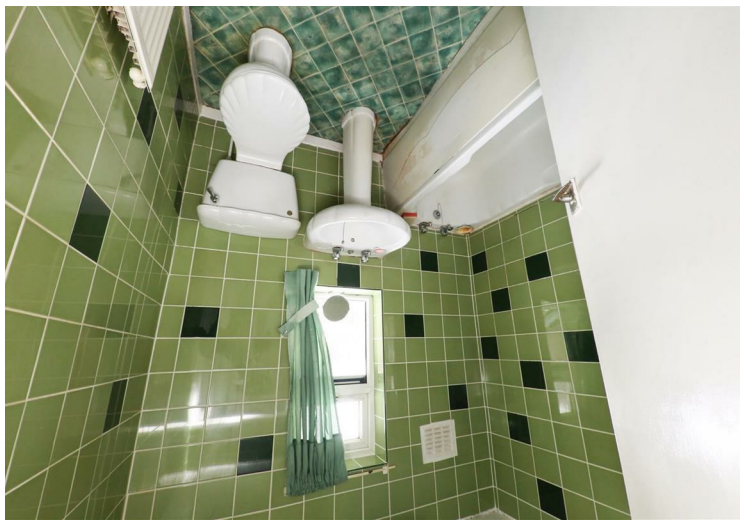
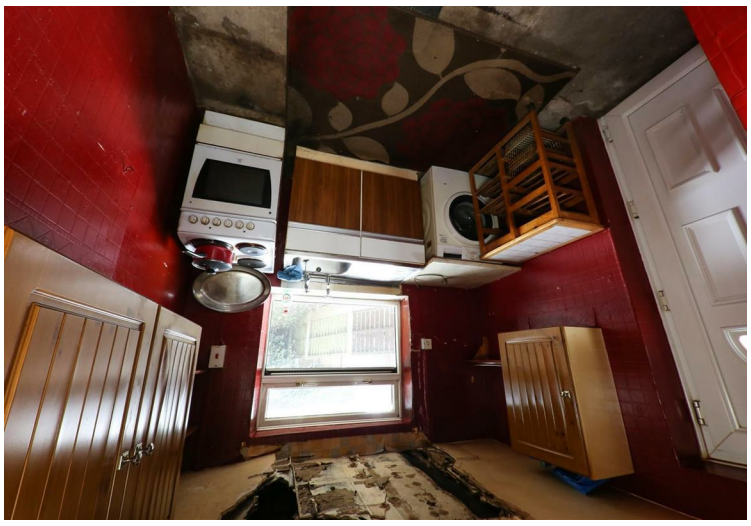
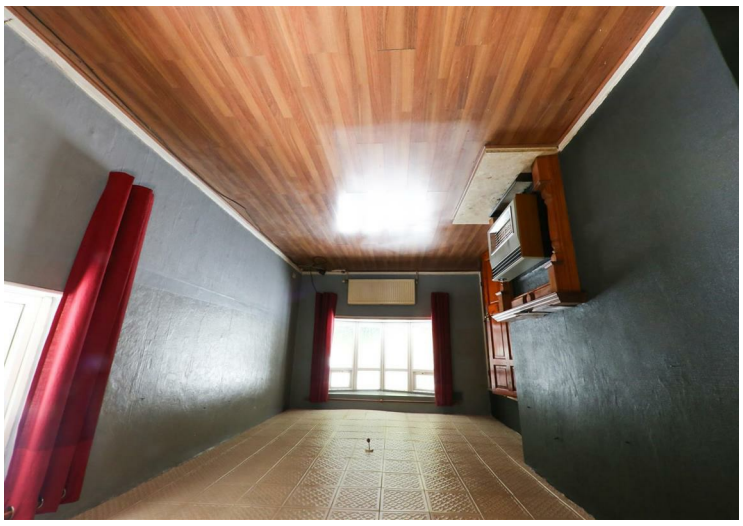







horton knights of doncaster

sales
lettings
and service



Lilac Crescent, Edlington, Doncaster, DN12 1NE

Offers In Excess Of £105,000

HUGE POTENTIAL / 3 BEDROOM SEMI DETACHED HOUSE / NEEDS MODERNISING / OFF ROAD PARKING /FRONT & REAR GARDENS / NO CHAIN / PRICED TO SELL / EARLY VIEWING ESSENTIAL //

A perfect project property, a good sized 3 bedroom semi detached house in need of modernisation on this popular roadway within Edlington. The property benefits from off road parking, front and rear gardens and briefly comprises: Entrance hall, spacious lounge, separate dining and kitchen areas. First floor landing, 3 good sized bedrooms and a bathroom. Edlington has a good range of amenities including shops, supermarkets, schools and offers good access to the A1 and motorway networks. PRICED TO SELL.

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

ENTRANCE HALL
This has a central heating radiator, a staircase to the first floor, a PVC window to the front.

LOUNGE
13'0" x 11'2" (3.96m x 3.40m)
A good sized square shaped room with a PVC window to the rear, a fireplace, ceiling light and a central heating radiator.

LIVING ROOM
17'0" x 10'0" (5.18m x 3.05m)
There are two PVC windows to the front and side elevations, a fireplace with gas fired back boiler which supplies the hot water and central heating systems (Not tested or checked) double panel radiator and a ceiling light.

KITCHEN
8'0" x 7'0" (2.44m x 2.13m)
PVC window to the rear, a range of base and wall units, a PVC exterior door.

FIRST FLOOR LANDING
This has a PVC window to the front, an access point into the loft space, a built-in cupboard which is houses a hot water cylinder.

BEDROOM 1
13'1" x 8'6" (3.99m x 2.59m)
A good sized double bedroom It has a PVC window to the rear, central heating radiator, boarded floors and a ceiling light.

BEDROOM 2
10'8" x 9'4" (3.25m x 2.84m)
Again, good sized second double bedroom. It has a PVC window to the rear, central heating radiator, boarded floors and a ceiling light.

BEDROOM 3
10'0" x 8'6" (3.05m x 2.59m)
There is a PVC window to the front and a ceiling light.

HOUSE BATHROOM
Fitted white suite, a panelled bath, wash basin, a low flush WC and two PVC windows and a ceiling light.

OUTSIDE
To the front of the property there is a garden area with a car parking space to the side.

REAR GARDEN
There is an enclosed garden with fencing, paving and several mature trees.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

PVC GLAZING - PVC windows were stated. Age of units unknown

HEATING - Gas radiator central heating. Not checked or tested)

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.

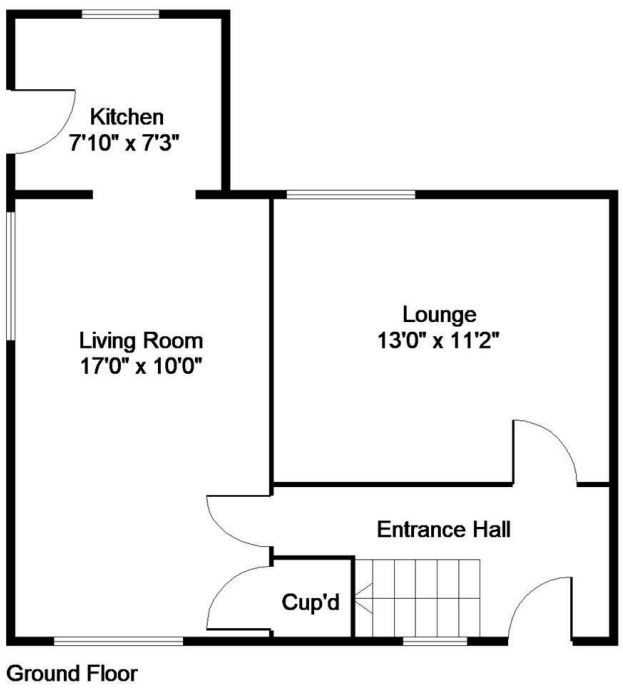
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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

