

horton knights of doncaster

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Shakespeare Avenue, Sprotbrough, Doncaster, DN5 8EZ  
Asking Price £160,000

**REFURBISHED 2 BEDROOM SEMI-DETACHED HOUSE / POPULAR SPROTBROUGH AREA / GORGEOUS UPGRADED KITCHEN WITH A HOST OF INTEGRATED APPLIANCES / MODERN WHITE BATHROOM / FRONT AND REAR GARDENS / POTENTIAL FOR OFF ROAD PARKING / VIEWING RECOMMENDED//**

Located on this popular roadway, a good sized 2 bedroom semi-detached house. The property has been upgraded, redecorated and includes a new kitchen with a host of integrated appliances. Gas central heating, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, an attractive lounge with a deep bay window, newly fitted dining kitchen, a rear lean-to lobby and a ground floor wc. First floor landing 2 good size bedrooms and a modern white bathroom which includes a shower. Outside space for off road parking (subject to a dropped kerb) and an enclosed rear garden. This is a great location within close proximity of the City Centre, local amenities and motorway networks. The property is priced to sell, motivated seller, early viewing essential.

**ACCOMMODATION**

A pvc double glazed entrance door leads into the entrance hall.

**ENTRANCE HALL**

This has a staircase to the first floor accommodation, a central heating radiator, central ceiling light.

**LOUNGE**

**15'6" max x 10'8" max (4.72m max x 3.25m max)**

This is an attractive front facing reception room, it has a deep pvc double glazed bay window to the front, central heating radiator, central ceiling light and a door which leads into a newly fitted dining kitchen.

**DINING KITCHEN**

**13'10"x 6'1" (4.22mx 1.85m)**

This is all smartly presented, with a range of modern high and low level units finished with a mid toned grey cabinet door and a timber coloured contrasting work surface over. There is host of integrated appliances to include a 4-ring ceramic hob with a glass splashback, extractor hood, integrated oven, washing machine and a fridge. A single drainer stainless steel sink unit, 2 pvc double glazed windows to the rear, a pvc double glazed exterior door, central heating radiator and inset spotlighting to the ceiling. There is a door which gives access to a built-in understairs storage cupboard which has a pvc double glazed window to the side, it also houses a gas fired combination type boiler which supplies the domestic hot water and central heating systems.

**LEAN-TO LOBBY**

**10'8" x 4'7" (3.25m x 1.40m)**

This has 2 x pvc double glazed doors to the rear and side elevations, it also gives access to a ground floor wc.

**GROUND FLOOR WC**

This is fitted with a low flush wc with a wash basin over, timber casement window and a ceiling light.

**FIRST FLOOR LANDING**

There is a pvc double glazed window to the side, an access point into the loft space and doors to the bedrooms and bathroom.

**BEDROOM 1**

**13'10" max x 10'6" (4.22m max x 3.20m)**

This is a good sized double bedroom, it has a pvc double glazed window to the front, a central heating radiator, fitted cupboard set into the chimney recess and a double wardrobe style cupboard.

**BEDROOM 2 REAR**

**9'0" x 8'0" (2.74m x 2.44m)**

This is a comfortable sized second bedroom, it has a pvc double glazed window with an outlook to the rear, central heating radiator and a central ceiling light.

**HOUSE BATHROOM**

This is all smartly finished with a modern white suite that comprises of a panelled bath with a mixer shower over including a glazed shower screen, a pedestal wash hand basin set onto a vanity unit and a low flush wc. There is a pvc double glazed window, modern tiling, mirrored vanity cabinet and a ceiling light.

**OUTSIDE**

The property stands on an attractive plot, there is space and provision for off road parking, however the kerb has not been lowered although similar properties are also using their drives without a lowered kerb.

**REAR GARDEN**

This is all enclosed with concrete posts and timber fencing to the perimeters and 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 1800 mbps and upload speeds of up to 220 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

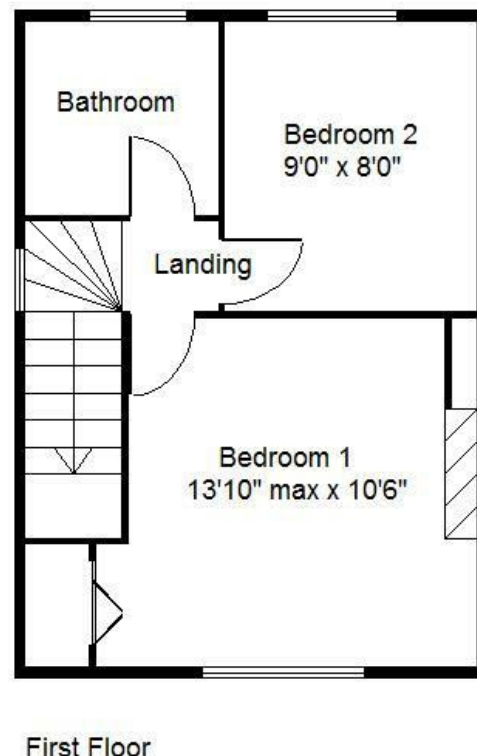
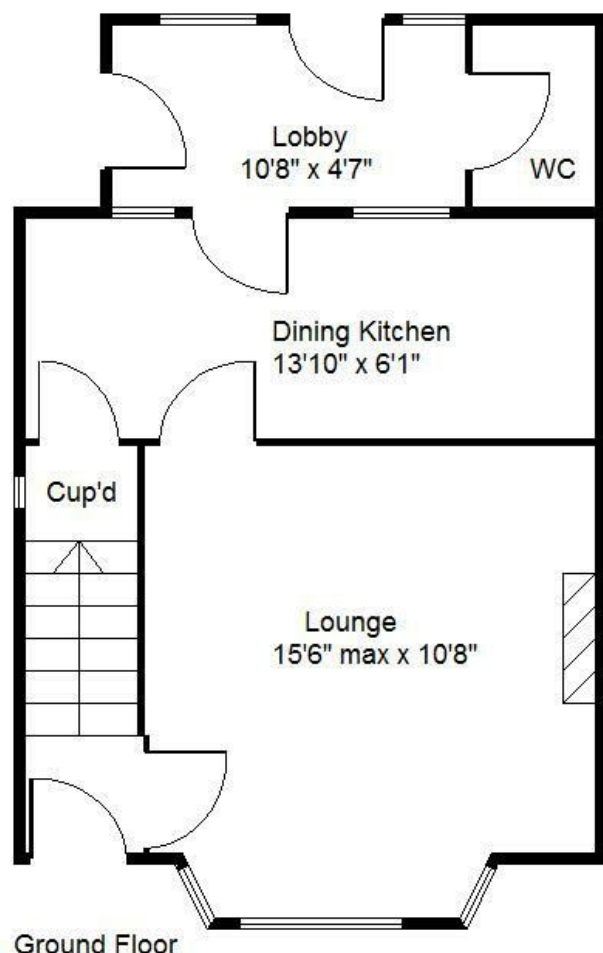
part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors. Please note in this instance, the sellers (not horton knights) will charge offerors an admin fee of £49.00 plus VAT per person to conduct AML/ID checks.

Saturday 9:00 - 3:00 Sunday [www.hortonknights.co.uk](http://www.hortonknights.co.uk)

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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.

OPENING HOURS - Monday - Friday 9:00 - 5:30



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		70
(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	