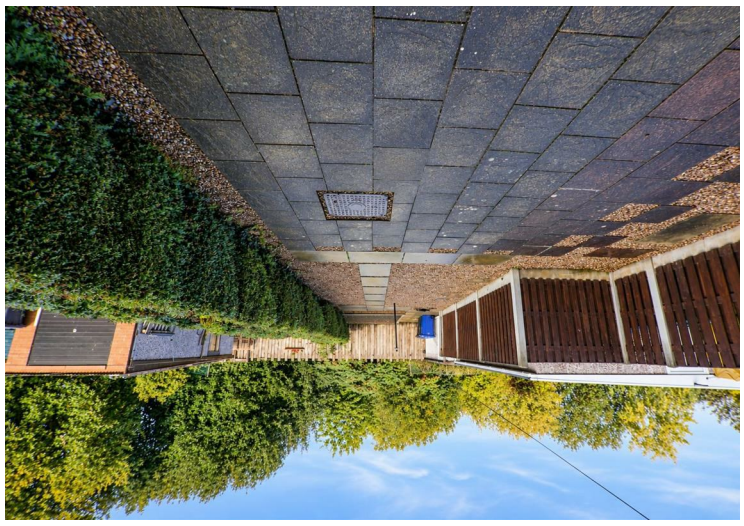

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Old Hexthorpe, Hexthorpe, Doncaster, DN4 0DX
Guide Price £135,000 - £145,000

*****GUIDE PRICE £135,00 - £145,000*****

AN IMMACULATE THREE BEDROOMED HOUSE / LARGE DETACHED GARAGE / SPACIOUS LOUNGE / LARGE MODERN FITTED DINING KITCHEN / 3 GOOD SIZED BEDROOMS / BATHROOM & SEPARATE WC / SPACIOUS WELL PRESENTED LIVING / POPULAR RESIDENTIAL AREA / NO UPWARD CHAIN / EARLY VIEWING RECOMMENDED //

Offered with no upward chain, a pristine 3 bedroomed house with attractive gardens and a large garage to the rear. The property has a gas radiator central heating system via a combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to the first floor, spacious front facing lounge and a modern dining kitchen. First floor landing, three good sized bedrooms, a modern white bathroom and a separate matching WC. Outside there is a lovely enclosed rear garden with access to a large detached garage. A popular residential area with easy access to the City Centre and local amenities. Early internal viewing recommended.

ACCOMMODATION
A composite type double glazed entrance door with decorative glazed inset leads into the property's entrance hall.

ENTRANCE HALL
This is all smartly finished and sets the theme for the remainder of the property. There is a modern light grey coloured laminate floor covering, a staircase to the first floor accommodation, coving, central ceiling light and a smoke alarm. There is a deep built-in understairs storage area, double panel central heating radiator and a timber door which gives access into a front facing lounge.

LOUNGE
13'5" x 11'9" (4.09m x 3.58m)
This is an attractive room. It has a broad PVC double glazed window to the front, a double panel central heating radiator, a modern electric wall mounted fire, coving, and a central ceiling light.

DINING KITCHEN
16'8" x 9'6" (5.08m x 2.90m)
Again, all beautifully finished with a range of modern high and low level units finished with an oak style cabinet door, a contrasting work surface and tiled splashback. There is a broad recess suitable for a range style cooker with extractor hood above, plumbing for an automatic washing machine, room for tumble dryers etc. and space for a tall fridge freezer. There is a broad PVC double glazed window which gives an outlook to the rear, a wall mounted gas fired combination type boiler which supplies the domestic water and central heating systems. It is all smartly finished with a tiled floor covering, central heating radiator and a deep storage cupboard.

FIRST FLOOR LANDING
There is coving to the ceiling, a central ceiling light and a built-in double cupboard with matching doors.

BEDROOM 1
11'9" x 10'10" (3.58m x 3.30m)
A large double bedroom. It has a broad PVC double glazed window which gives an outlook to the property's rear garden and woodland beyond, coving to the ceiling, ceiling light and a central heating radiator.

BEDROOM 2
9'6" x 7'0" (2.90m x 2.13m)
It has a PVC double glazed window at the front, central heating radiator, coving, and a central ceiling light.

BEDROOM 3
12'4" max x 6'6" max (3.76m max x 1.98m max)
A large third bedroom as evidenced by the room measurements. There is a PVC double glazed window to the front, central heating radiator, coving and a ceiling light

BATHROOM
Fitted with a modern two piece white suite that comprises of a panelled bath with a cradle shower mixer over including a shower rail and a pedestal wash hand basin. There is tiling to the four walls, tiled floor, a PVC double glazed window, ceiling light and an extractor fan.

SEPARATE WC
Fitted with a low flush WC, coordinating tiles, a PVC double glazed window and a ceiling light.

OUTSIDE
To the front of the property there is an open plan lawned garden. This is all neatly tended, a concrete pathway gives access to the front door.

REAR GARDEN
The rear garden is all enclosed. There is concrete posts and timber fencing along with hedging to the perimeters. Designed for easier and lower maintenance, there is a concrete paved patio and sitting area, decorative stones and a cultivated area to the far end. This gives access to a large concrete sectional garage which has a metal up and over door, power light and a PVC double glazed personnel rear door.

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

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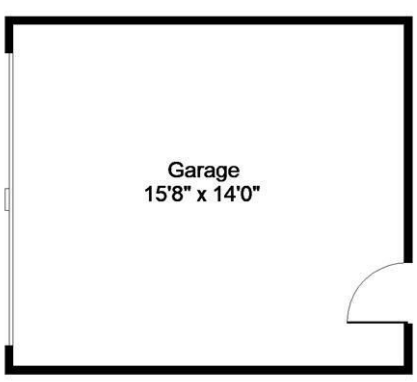

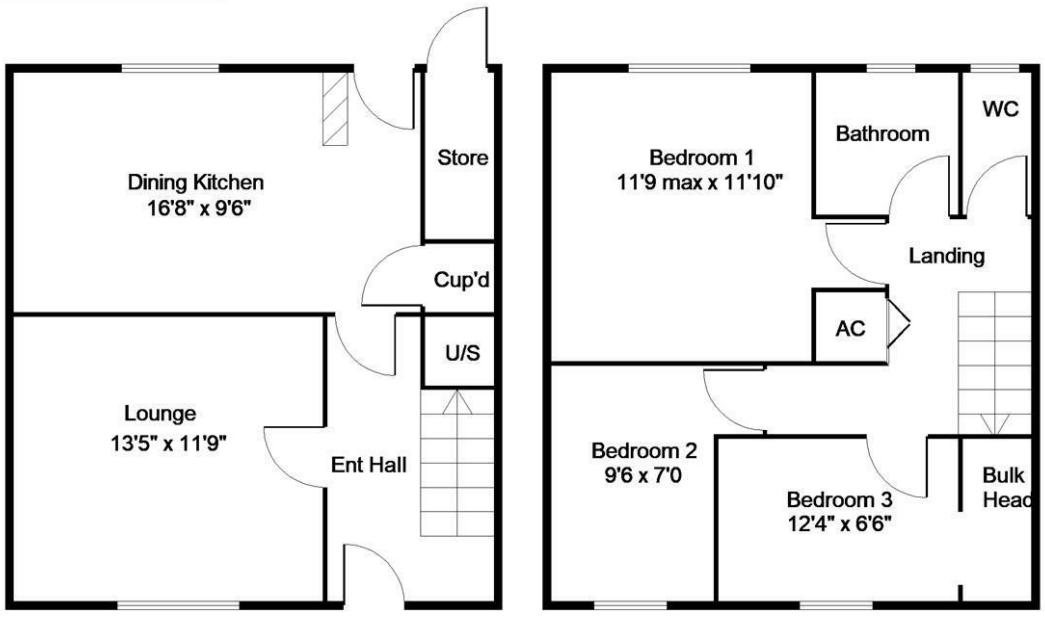
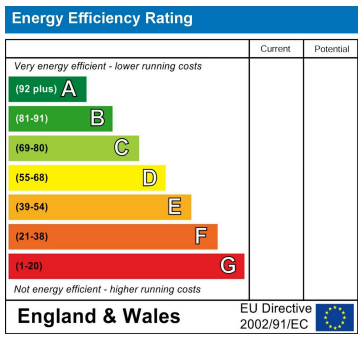
Ground Floor First Floor