



horton knights of doncaster

sales  
lettings  
and service



Ferrers Road, Wheatley, Doncaster, DN2 4BX  
Guide Price £155,000

**REFURBISHED 3 BEDROOM SEMI / WITH ATTACHED STORAGE GARAGE / GREAT CENTRAL POSITION CLOSE TO THE HOSPITAL / NEW DECOR& NEW FLOORING / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / NO UPWARD CHAIN / EARLY VIEWING RECOMMENDED //**

Immaculate throughout including new flooring, a lovely 3 bedroom semi detached house with attached storage garage. The property has gas radiator central heating via a combi boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, spacious lounge, separate dining room, fitted kitchen, first floor landing, three bedrooms and a new bathroom including a shower. Outside there are attractive gardens, the rear is a particularly good size with additional W/C. Well placed with access to the hospital, local shops and amenities and easy access to the city centre. The property is offered with no upward chain and has been priced to sell. Early viewing is highly recommended.

**ACCOMMODATION**

An original brick style portico with Terazzo style floor gives shelter to a PVC double glazed entrance door which leads into the property's entrance hall.

**ENTRANCE HALL**

This is all smartly presented and freshly decorated, it has panelling to one wall, a deep built-in understairs storage cupboard, central heating radiator, vinyl flooring, central ceiling light and door into the lounge.

**LOUNGE**

**13'10" max x 13'1" max (4.22m max x 3.99m max)**  
An attractive front facing reception room it has a deep PVC double glazed bay window to the front, central heating radiator, coving, central ceiling light and a feature ornamental fireplace.

**DINING ROOM**

**12'0" max x 11'6" max (3.66m max x 3.51m max)**  
A good sized second reception room it has two PVC double glazed double opening doors which lead onto the property's rear garden, central heating radiator, coving and central ceiling light.

**FITTED KITCHEN**

**11'0" x 8'6" (3.35m x 2.59m)**  
This is fitted with a range of high and low level units finished with a modern coloured cabinet door and a contrasting roll edge work surface. There is a composite style sink unit with gold coloured tap, a four ring gas hob and space for an under counter integrated oven (the image in the picture is for display purposes only). It has vinyl floor covering, PVC double glazed window, PVC double glazed exterior door, central ceiling light and an extractor fan.

**FIRST FLOOR LANDING**

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

**BEDROOM 1**

**14'6" max x 11'8" max (4.42m max x 3.56m max)**  
A large double bedroom it has a deep PVC double glazed window to the front, fitted wardrobes set into the chimney recess's, a central heating radiator, central ceiling light and a picture rail.

**BEDROOM 2**

**12'0" max x 11'6" max (3.66m max x 3.51m max)**  
A good sized second double bedroom it has a PVC double glazed window with an outlook over the rear garden, central heating radiator, central ceiling light and built in cupboard which has storage.

**BEDROOM 3**

**8'8" x 6'6" (2.64m x 1.98m)**  
A comfortable sized third bedroom it has a PVC double glazed window to the front, central heating radiator, picture rail and a ceiling light.

**BATHROOM**

All smartly finished with a new suite that comprises of a shower style bath with a glazed shower screen and thermostatic mixer shower which includes a rainfall style shower head. A matching wash hand basin with vanity cabinet and low flush W/C, modern marble effect water proof wall panelling, PVC double glazed window, contemporary style towel rail/radiator and deep built-in cupboard which also houses the gas fired combination type boiler that supplies the domestic hot water and central heating systems.

**OUTSIDE**

To the front of the property there is an enclosed garden, double gates give access on to a concrete area which leads to a brick built storage garage.

**REAR GARDEN**

A good sized garden this is a well tended, there is a paved patio and sitting area which extends across the rear elevation, a lawn beyond with further area towards the back which has a beautiful ornamental tree. There is brick walling fencing to the perimeters and a separate outside wc.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, were 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 1,000 mbps and upload speeds of up to 1,000 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. Currently awaiting Certificate of Adequacy.

OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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