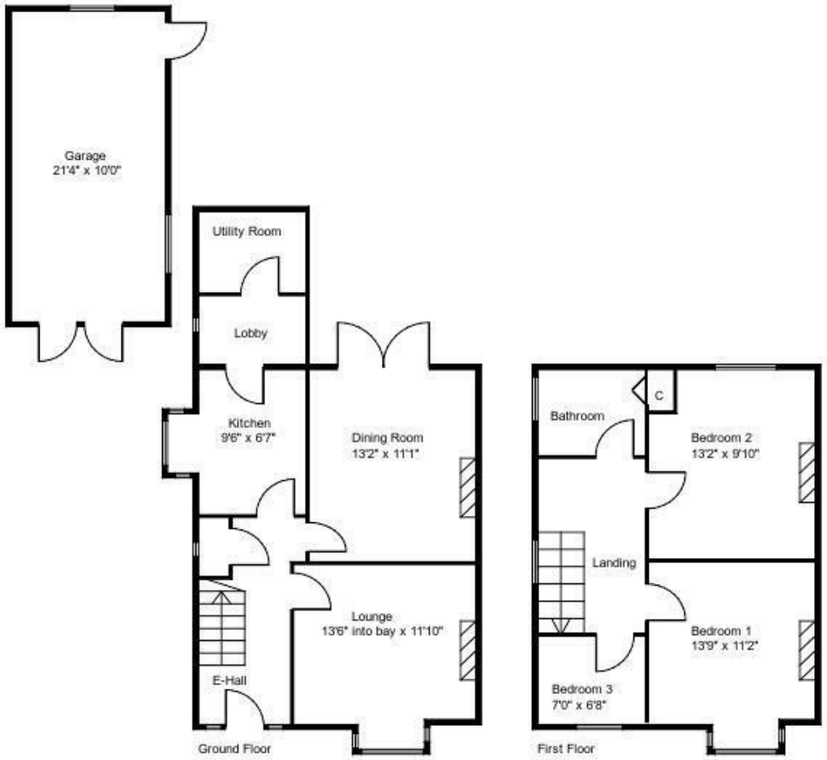

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Middlefield Road, Bessacarr, Doncaster, DN4 7EA

HUGE POTENTIAL.....!! JUST LOOK PAST THE CLUTTER / A LOVELY TRADITIONAL STYLED 3 BEDROOM SEMI DETACHED HOUSE / NICE WIDE PLOT WITH A DETACHED GARAGE TO THE REAR / HIGHLY SOUGHT AFTER RESIDENTIAL ROADWAY / WELL PROPORTIONED ROOMS / WE EXPECT A LOT OF ATTENTION SO AN EARLY VIEWING IS ESSENTIAL //

The property does require some general maintenance and decoration, but my advice is look past the clutter, look at the big picture. It's a cracking 3 bed semi in a great location on a nice wide plot. The rooms are well proportioned, the layout offers so much potential. Yes it's not a pretty picture at the moment, but emptied it will start to look so much better. It has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall with stairs to the first floor, two separate reception rooms and a larger kitchen with a bay window, rear lobby and a utility & wc. On the first floor there are 3 bedrooms, 2 are doubles and even the third is a good size, plus a bathroom. Outside the property stands on a wider plot with ample parking, and a lovely rear garden. Close to amenities in Bessacarr, Lakeside and Doncaster City Centre. VIEWINGS STRICTLY BY APPOINTMENT.

Offers Over £210,000 - £250,000

www.hortonknights.co.uk

ACCOMMODATION
A brick portico gives shelter to a PVC double glazed entrance door and leads into the property's entrance hall.

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

LOUNGE
4.11m into bay x 3.61m (13'6" into bay x 11'10")
A front facing reception room, it has a feature fireplace, a deep PVC double glazed bay window to the front, two central heating radiators, coving and a ceiling light.

SEPARATE DINING ROOM
4.01m x 3.38m (13'2" x 11'1")
A good sized second separate reception room, this has sliding patio doors to the rear, a wall mounted gas fire, coving to the ceiling, a central ceiling light and two central heating radiators.

KITCHEN
2.90m x 2.01m (9'6" x 6'7")
There is a range of base and wall units with a 1½ bowl composite style sink unit, a gas cooker point, extractor fan, a deep PVC double glazed bay window and a double panel central heating radiator. There is a doorway into a pantry, this has space for a fridge freezer, a PVC double glazed window, it also houses the electric meter boxes etc.

INNER LOBBY
There is a PVC double glazed door, PVC double glazed window and a door which leads into a utility and WC.

UTILITY & WC
This has a PVC double glazed window, a sink unit, plumbing for an automatic washing machine and a low flush WC.

FIRST FLOOR LANDING
PVC double glazed window, access into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
4.19m x 3.40m (13'9" x 11'2")
A good sized front facing double bedroom, with a deep PVC double glazed bay window to the front, a ceiling light, and a central heating radiator.

BEDROOM 2
4.01m x 3.00m (13'2" x 9'10")
A large second double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a ceiling light. There is a wardrobe spanning the length of one wall, concealing hanging rail and storage.

BEDROOM 3
2.13m x 2.03m (7'0" x 6'8")
A comfortable sized third bedroom. It has a PVC double glazed window to the front, a central heating radiator and a ceiling light.

HOUSE BATHROOM
This comprises of a cream coloured suite, with a mixer shower over, wash hand basin, low flush WC, built-in storage cupboard, which houses a hot water cylinder.

OUTSIDE
Outside the property stands on a good sized wide plot,. To the front there is a rectangular shaped lawn with flower borders, a nice wide driveway which provides ample car standing and leads to a larger than average detached brick garage.

DETACHED BRICK GARAGE
Metal up and over door, two picture windows, a personnel door and power and light laid on.

REAR GARDEN
The rear garden itself is nicely enclosed, it has conifer hedging and fencing to the perimeters, mainly lawned with a block paved patio and seating area which extends across the rear elevation.

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 C.

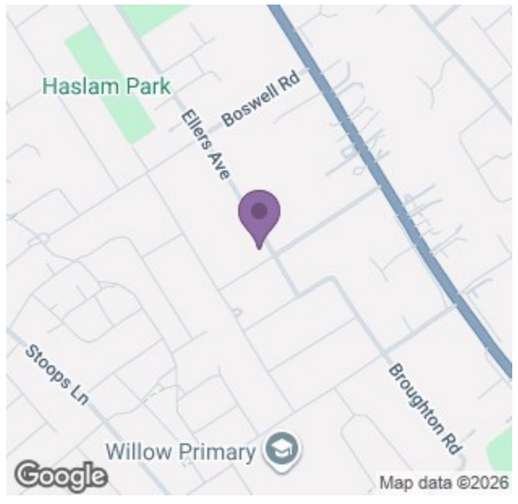
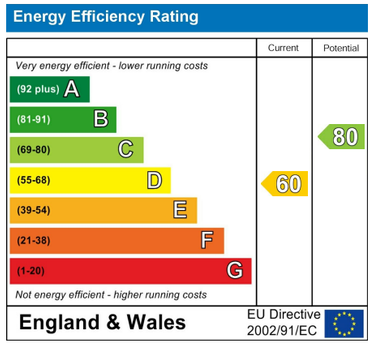
BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - Viewers are advised to be extra cautious and vigilant, there are a lot of trip hazards, therefore only view if you feel fit and able to do so. Similarly wear appropriate colothing and footwear. 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

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.