

63 Aviemore Road, Doncaster, DN4 9ND



**** GUIDE PRICE £260,000 - £270,000 ****

JUST LISTED !!! IMMACULATE 4 BEDROOM DETACHED HOUSE / BEAUTIFUL SOUTH FACING REAR GARDEN / OPEN PLAN LIVING ACCOMMODATION / CONTEMPORARY GREY KITCHEN WITH INTEGRATED APPLIANCES / INTEGRAL GARAGE / LOVELY QUIET CUL DE SAC //

Located within this popular quiet cul-de-sac an immaculate and meticulously maintained 4 Bedroom detached house. The property has a gas central heating via a combi type boiler (5 yrs old), pvc double glazing, modern composite doors approx (3 years old). The accommodation comprises: Entrance hall, smart ground floor wc, spacious open plan lounge and dining area with door to rear garden, modern grey kitchen with integrated appliances to include, oven, hob, extractor, dishwasher and fridge freezer. First floor landing, 4 bedrooms and a modern white bathroom. Equally well maintained gardens with ample off road parking for 2 cars, and a gorgeous sunny south facing rear garden. Well placed with access to local amenities including shops, schools and access to the A1 and motorway networks. PRICED TO SELL. EARLY VIEWING ESSENTIAL.

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ACCOMMODATION
FULL SALES DETAILS, PHOTOGRAPHY AND VIDEO TOUR TO FOLLOW.
If you are interested feel free to book a viewing now.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units 2023

HEATING - Gas radiator central heating. Age of boiler 2021

COUNCIL TAX - Band C

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

