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Tennyson Avenue, Sprotbrough, Doncaster, DN5 8EW
Offers Over £145,000

TWO-BEDROOM SEMI-DETACHED HOUSE / POPULAR RESIDENTIAL LOCATION / LOVELY REAR GARDEN / OFF ROAD PARKING / GOOD ACCESS TO AMENITIES / MOTIVATED SELLER //

Located on this popular roadway, a good sized 2 bedroom semi-detached house. The property has a gas radiator central heating system via a modern combination type boiler, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, open plan lounge and dining room, fitted kitchen, utility / rear lobby, first floor landing, 2 good sized bedrooms and a white house bathroom. Outside there is off road parking to the front a shared side driveway and a large lawned rear garden. There is good access to local amenities within Sprotbrough including popular schools plus easy access to the City Centre. Viewing recommended.

ACCOMMODATION

A PVC double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, central heating radiator, ceiling light and a coat rail. A door from here continues into an open plan living room.

OPEN PLAN LOUNGE & DINING ROOM

16'4" x 10'9" (4.98m x 3.28m)

An attractive room, it has a central feature fireplace with living flame gas fire inset. A broad PVC double glazed bay window to the front elevation, central heating radiator, coving to the ceiling, two wall light points and a central ceiling light point.

UNDERSTAIRS STORAGE

This has a PVC double glazed window to the side, a wall mounted gas fired combination type boiler which supplies domestic hot water and central heating system.

FITTED KITCHEN

14'0" x 5'7" (4.27m x 1.70m)

This is fitted with a range of high and low level units, finished with a roll edge work surface. There is a four ring gas hob inset to the work surface with an electric oven underneath and an extractor hood above. There is a circular drainer bowl set with mixer tap, a deep built-in cupboard which has space for a washing machine with appropriate plumbing laid on. A central heating radiator, two PVC double glazed windows, tiled flooring, inset spotlighting to the ceiling and coving.

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

REAR UTILITY LOBBY

10'6" x 4'8" (3.20m x 1.42m)

This has a space for a tall fridge freezer with power laid on, timber casement windows with an outlook over the rear garden and a timber casement door.

FIRST FLOOR LANDING

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

BEDROOM 1 FRONT

11'0" x 10'9" (3.35m x 3.28m)

A large double bedroom, it has a PVC double glazed window to the front, central ceiling light, built-in cupboards set to the chimney recess and a deep walk-in style wardrobe with hanging rail and storage.

BEDROOM 2 REAR

8'10" x 8'0" (2.69m x 2.44m)

A good sized second bedroom it has a PVC double glazed window to the rear, central heating radiator, coving, ceiling light.

BATHROOM

5'8" x 5'7" (1.73m x 1.70m)

This is fitted with a modern white suite that comprises of a panelled bath with mixer shower over, a pedestal wash hand basin and low flush W/C. There is tiling to the shower area and splashbacks, a PVC double glazed window, vinyl flooring, central heating radiator and a ceiling light.

OUTSIDE

To the front of the property there is a concrete car standing area with further access to the side via a

shared driveway which continues along the side of the property and gives access into the rear garden.

REAR GARDEN

The rear garden itself is a good size, it has concrete post and timber fencing to the perimeters, there is a patio area which extends across the rear elevation, useful timber shed. External water tap, external lighting and a side gate.

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 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

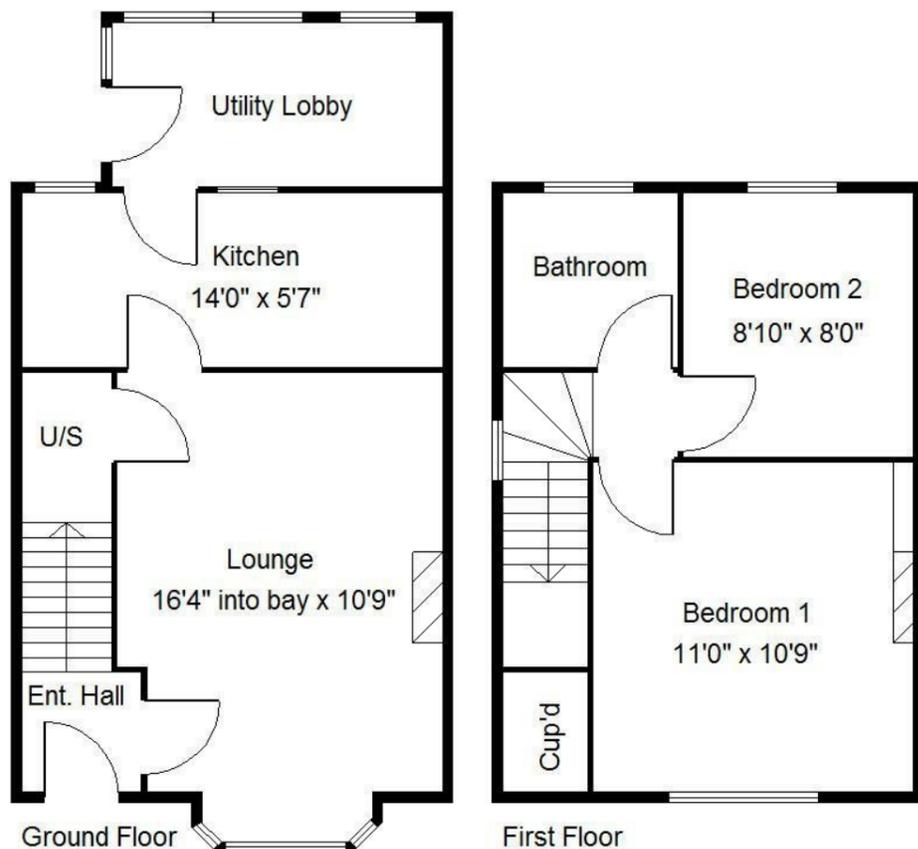
DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	