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horton knights of doncaster

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**St. Michaels Avenue, Rossington, Doncaster, DN11 0UB**

**2 BEDROOM SEMI-DETACHED BUNGALOW / FANTASTIC CUL-DE-SAC POSITION / PARTLY COMPLETED RENOVATION / REWIRED THROUGHOUT / NEW GAS COMBI BOILER AND CENTRAL HEATING SYSTEM INSTALLED / REQUIRES A NEW KITCHEN AND BATHROOM / EXCELLENT OPPORTUNITY TO ACQUIRE A BUNGALOW WITH PLENTY OF POTENTIAL / VIEWING A MUST //**

Situated in a popular residential location a 2 bedroom semi-detached bungalow which has had a part completed renovation. The property has been rewired and a new gas combi boiler central heating system installed. The property requires a new kitchen and bathroom and briefly comprises of a lounge, two bedrooms and a bathroom. Outside the property has a rear garden and benefits from a brick built garage. This an exciting opportunity to acquire a bungalow with plenty of potential in an attractive residential location. Conveniently positioned for access to local amenities, schools and transport links. An internal inspection is recommended to fully appreciate its potential.

**Offers Around £185,000**

www.hortonknights.co.uk

**ACCOMMODATION**
A two bedroom, semi-detached bungalow with a detached garage set in the village location of Rossington, Doncaster.
Situated in a fantastic cul-de-sac location in the popular area of Rossington.
This two bedroom semi-detached bungalow presents an excellent opportunity for buyers looking to complete a renovation project and create a home to their own taste.
The property has already benefited from a rewire and installation of a new gas combi boiler and central heating system, providing a valuable head start for the next owner. Further work is required, including the installation of a new kitchen, bathroom, together with plastering to the lounge walls.

Externally
The property benefits from a brick built detached garage to the rear with power and light laid on, offering useful storage or workshop potential, subject to buyer's requirements.
There are also gardens to the front and rear.

Location
With its desirable cul-de-sac position, practical single storey accommodation and scope to add value, this property could appeal to builders, investors, first time buyers or those looking to downsize and create a home to their own specification.

Rossington offers a range of local shops, schools and amenities, together with convenient transport links to Doncaster and the surrounding motorway network.

- Two bedroom semi-detached bungalow.
- Fantastic cul-de-sac location.
- Rewired throughout.
- New gas combi boiler and heating system.
- Part completed renovation project.
- New kitchen and bathroom required.
- Brick built garage to the rear.
- Excellent potential to personalise and add value.
- An exciting opportunity to acquire a bungalow with plenty of potential in an attractive residential location.

**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 B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

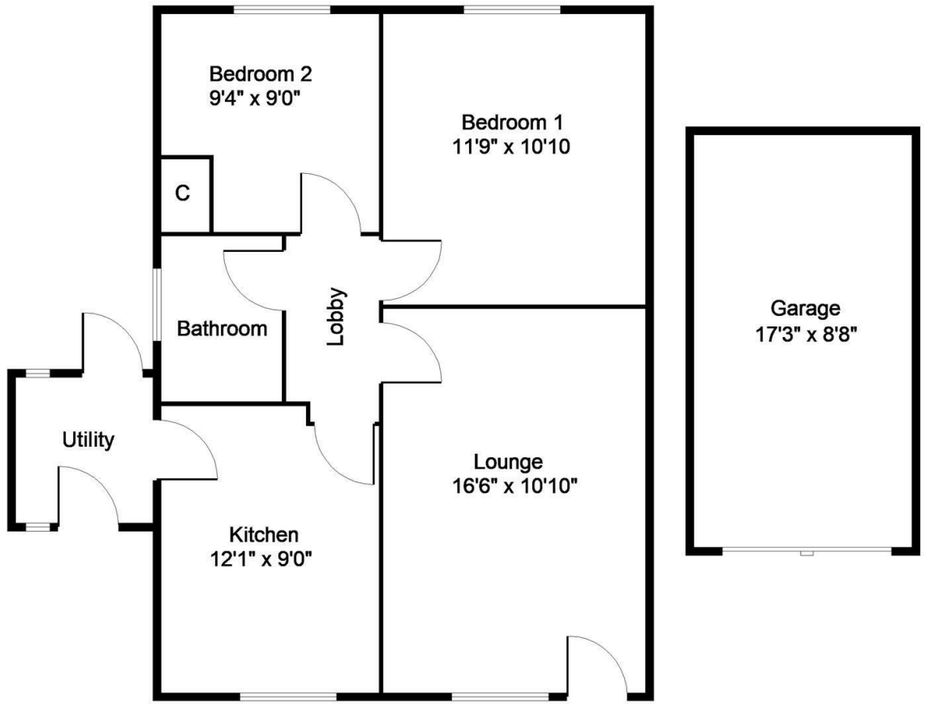
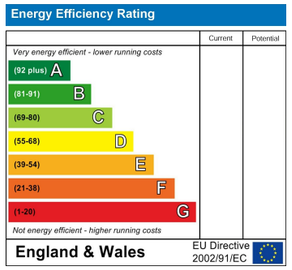
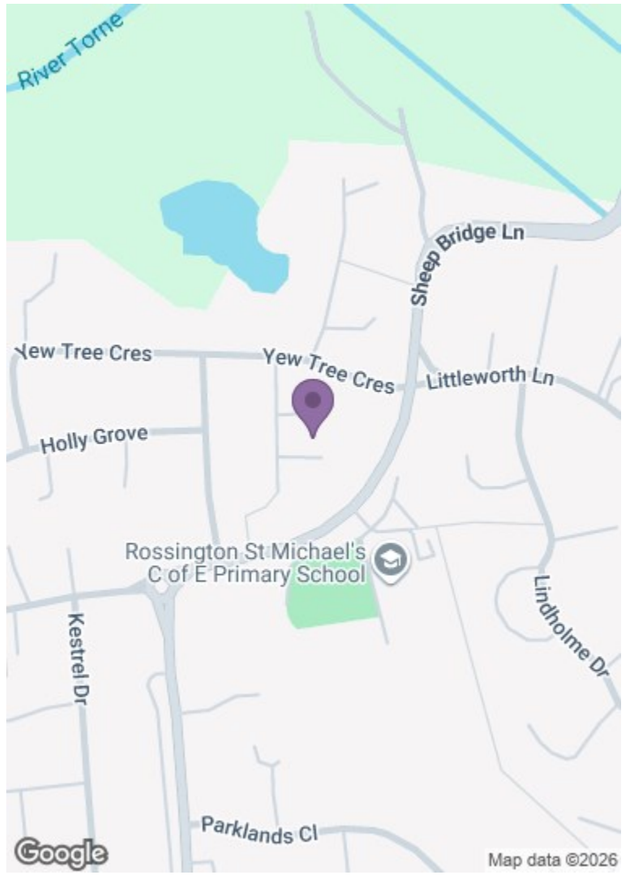
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

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

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.