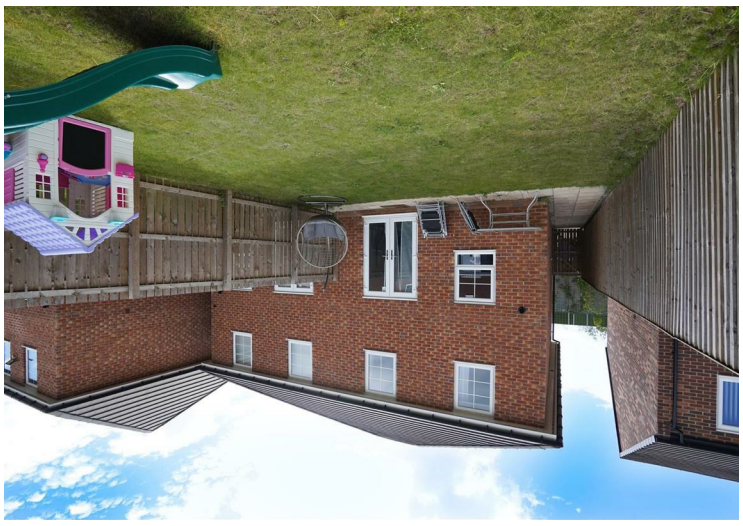
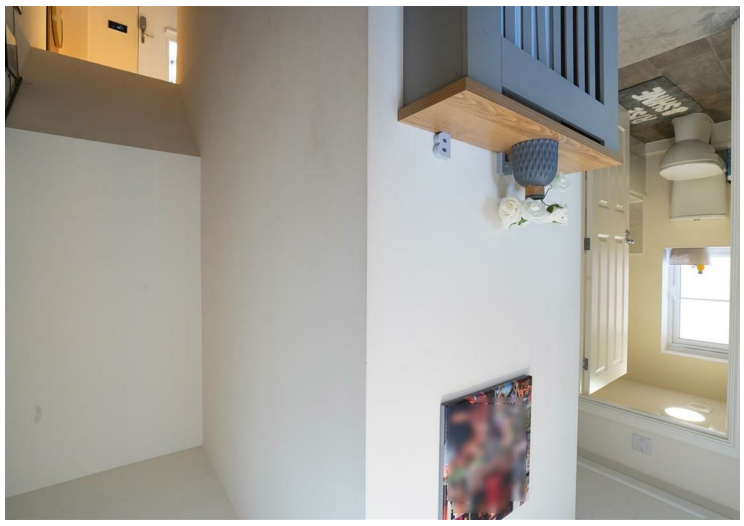
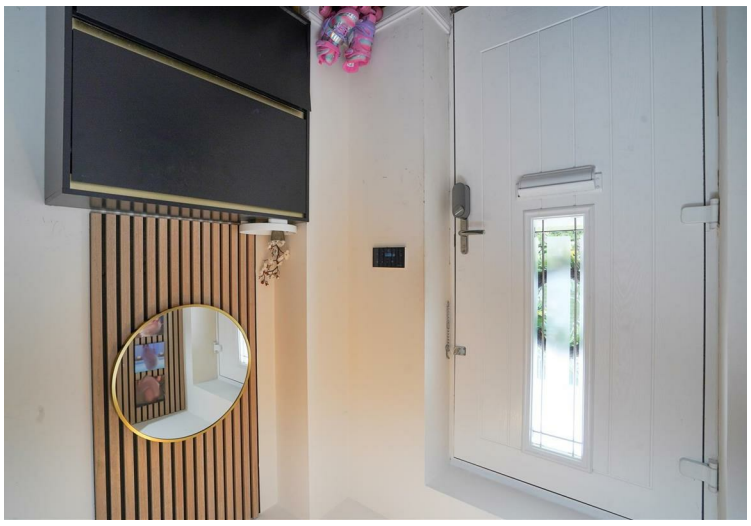










horton knights

of doncaster

sales
lettings
and service



Collier Close, Rossington, Doncaster, DN11 0ZD

Asking Price £180,000

‘REDUCED BY £20,000’ / THIS MODERN 3 BEDROOM SEMI DETACHED HOUSE / WELL PRESENTED THROUGHOUT / SPACIOUS ACCOMMODATION / DRIVEWAY PARKING / CLOSE TO LOCAL AMENITIES / POPULAR LOCATION / VIEWING HIGHLY RECOMMENDED //

A recently constructed, contemporary styled 3 bedroom semi detached house. At only 3 years old it offers higher levels of energy efficiency, the benefit of its builders warranty, a modern gas central heating system via a combination type boiler and pvc double glazing. The accommodation briefly comprises: Entrance hall with stairs off to the first floor, spacious lounge, inner hall, open plan dining kitchen, ground floor wc and a large storage cupboard. First floor landing, 3 good sized bedrooms, the main bedroom enjoys an en-suite shower room plus there's a separate bathroom. Outside there is off road parking, and a lovely enclosed rear garden. very popular estate with good access to amenities within Rossington, including schools, plus easy access to the M18/A1 making it perfect for commuters. PRICED TO SELL. DON'T MISS IT.

ACCOMMODATION

ENTRANCE HALL

LOUNGE
13'9" x 11'10" (4.19m x 3.61m)

OPEN PLAN DINING KITCHEN
15'1" x 10'2" (4.60m x 3.10m)

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM 1
11'6" x 9'10" (3.51m x 3.00m)

EN-SUITE SHOWER ROOM

BEDROOM 2
11'2" x 8'10" (3.40m x 2.69m)

BEDROOM 3
9'6" max x 5'11" (2.90m max x 1.80m)

BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD - Estate charge TBC

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, Age of units 2024.

HEATING - Gas radiator central heating via a combination type boiler. Age of boiler 2024

COUNCIL TAX - Band B

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 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.

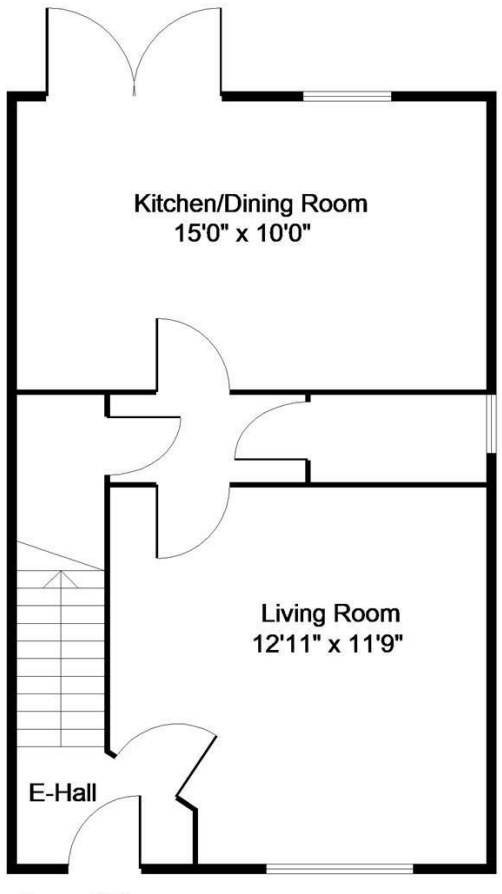
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability 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

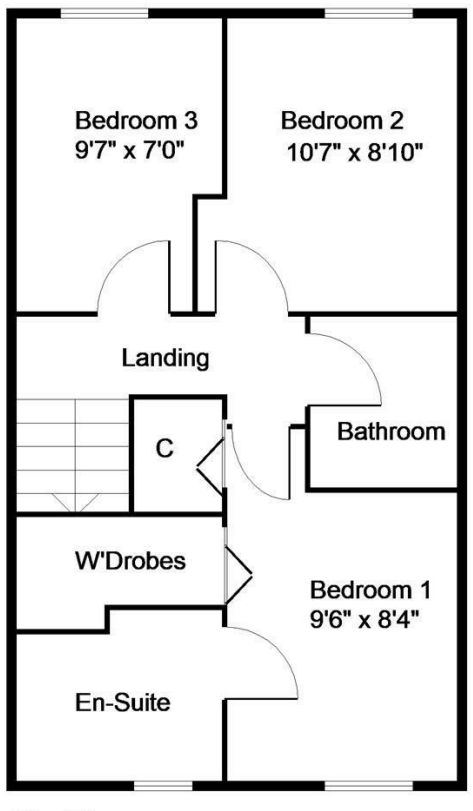
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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.



Ground Floor



First Floor

