

horton knights of doncaster

4 St Michaels Road, Bessacarr, Doncaster, DN4 5LT



VIEWING ESSENTIAL - Located in the well-regarded residential area of Bessacarr, a spacious and versatile 3/4 bedroom semi detached dormer style bungalow with a detached garage to the rear.

Laid out over two floors the accommodation offers versatile living, it has bedrooms on the ground and first floor and therefore would suit a variety of different buyers from a young family right through to an older retiring couple. It has double glazing, gas central heating and briefly comprises: Entrance hall, a large lounge with a feature fireplace, dining room, fitted kitchen, utility room, a ground floor double bedroom and a ground floor bathroom, first floor landing, three bedrooms, the main bedroom having a range of fitted wardrobes and a shower room. Outside there are gardens to the front and rear and a detached brick built garage accessed via a rear lane. The property is located opposite Hall Cross Academy (lower school), and good access to a range of amenities including Lakeside Village retail and leisure complex, including supermarkets, good local schools, and bus routes. Viewing recommended.

Offers Over £150,000

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ACCOMMODATION

A PVC double glazed entrance door gives access to the entrance hallway.

ENTRANCE HALLWAY

This has timber effect laminate flooring, stairs rising to the first floor with an under stairs cupboard and doors lead off to the ground floor accommodation.

LOUNGE

5.46m x 3.33m (17'11" x 10'11")

This has a large double glazed window to the rear elevation, a single panelled radiator, timber effect flooring, a central ceiling light and a feature fireplace with stone effect surround incorporating an open fire.

DINING ROOM

2.82m x 2.59m (9'3" x 8'6")

There has a double glazed window to the side elevation, a single panelled radiator and timber effect flooring.

KITCHEN

4.75m x 2.57m (15'7" x 8'5")

Fitted with a range of high and low-level units with a rolled edge work surface incorporating a 1 ½ bowl stainless steel sink unit with tiled splash backs. There is a gas cooker point with an extractor hood over, an integrated oven, double glazed windows to the side and rear elevations, a single panelled radiator, laminate flooring, spotlighting to the ceiling and plumbing for a dishwasher with appliance recess. A door leads to the utility room.

UTILITY ROOM

2.95m x 1.42m (9'8" x 4'8")

Having wall mounted cupboards, a gas central heating boiler and plumbing for an automatic washing machine with appliance recess and a double glazed window to the front with a double glazed door giving access to the rear garden.

GROUND FLOOR BEDROOM

3.53m x 3.33m (11'7" x 10'11")

A good sized double bedroom with a double glazed window to the front elevation, a double panelled radiator and a ceiling light.

GROUND FLOOR BATHROOM

Fitted with a white suite comprising of a panelled bath, a pedestal wash hand basin and a low flush WC. There is a Double glazed window to the side elevation, tiling to the bathing area and splash backs, a single panelled radiator and timber effect flooring.

FIRST FLOOR LANDING

This has a built-in storage cupboard with shelving, access to the loft space and doors leading off to the bedrooms and shower room.

BEDROOM 1

4.22m x 3.30m max (13'10" x 10'10" max)

A good sized double bedroom with a double glazed window to the rear elevation, a double panelled radiator, a central ceiling light and fitted wardrobes having hanging rail and shelving with a dressing table.

BEDROOM 2

3.33m x 2.72m max (10'11" x 8'11" max)

This has a double glazed window to the front elevation,a ceiling light and a single panelled radiator.

BEDROOM 3

3.28m x 2.59m max (10'9" x 8'6" max)

There is a double glazed window to the rear elevation, a double panelled radiator, coving to the ceiling, a ceiling light and a fitted storage cupboard.

FIRST FLOOR SHOWER ROOM

Fitted with a shower cubicle plus a mains plumbed shower, a pedestal wash hand basin and a low flush WC. This has a double glazed window to the side elevation and a floor level electric heater.

OUTSIDE

To the front of the property is an enclosed garden laid to lawn with flower borders and a brick dwarf wall to the front boundary with an iron gate giving access to a concrete pathway leading to the entrance door and also to the left the side of the property. To the side of the property there is an external water tap and a timber gate.

REAR GARDEN

The rear garden has a paved patio area, a raised flower bed and walling to the rear boundary. Within the rear garden is a brick built detached garage with light and power laid on. The garage itself can be accessed via a wide rear lane. Security light.

AGENTS NOTES:

TENURE - FREEHOLD. The owner has informed us the property is Freehold.

DOUBLE GLAZING - The property is fitted with PVC double glazing, where stated.

HEATING - The property has a gas radiator central heating system fitted.

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

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.

