



## 1a Norton Common Road, Norton, Doncaster, DN6 9HP

Reduced to: O/O: £50,000 **No Chain**

A freehold three bedroom ground floor flat offering spacious and versatile accommodation, which is available with immediate vacant possession and situated within a prominent position on the fringe of the popular village of Norton. The accommodation includes: entrance lobby, communicating lounge/dining area, inner hallway with door leading to kitchen. There are three bedrooms and a bathroom.

Gas central heating and part-uPVC double glazed windows are installed. There is a garden to the rear with access to the basement with a useful storage room. There is possible off-road parking to the rear with access onto a service lane. The property does have scope for further modernisation and an internal inspection is recommended.



## GROUND FLOOR

## Entrance Lobby

with uPVC entrance door.

## Lounge 11' 4" x 14' 8" (3.46m x 4.48m)

with uPVC double glazed window with radiator, cornice ceiling mouldings, telephone point, archway leading into the dining room.

## Dining Room 9' 9" x 6' 0" (2.98m x 1.83m)

with cornice ceiling mouldings.

## Inner Hallway

with built in storage cupboard.

## Kitchen 11' 1" x 14' 9" (3.38m x 4.5m)

(reducing to 12' 2") with double drainer, stainless steel sink unit with base cupboard unit, further base cupboard and drawer units with roll edge worktops, plumbing for automatic washer, matching wall mounted cupboard units, gas cooker point, radiator, built in cupboard housing the wall mounted gas central heating boiler, splashback wall tiling, fitted picture rail.

Front Bedroom 1 14' 0" x 10' 3" (4.27m x 3.13m)  
(max), with radiator, uPVC double glazed window.Rear Bedroom 2 10' 8" x 13' 9" (3.26m x 4.2m)  
with radiator, uPVC double glazed window.Rear Bedroom 3 7' 4" x 10' 6" (2.24m x 3.21m)  
with radiator.

## Bathroom 9' 10" x 4' 6" (3m x 1.38m)

with panel bath (hot and cold mixer taps with shower fitment), pedestal wash basin, low level wc, radiator, part-tiled walls.

## OUTSIDE

## Gardens

From the kitchen a door leads down a short flight of steps leading to the rear garden, where there is also access to the basement. The garden offers possible off road parking, with access onto the rear service road.



**NB:** The first floor flat was sold many years ago on a long lease and is subject to the receipt of a £5.00 per annum rent. A copy of the lease is available with the selling agent on request.

**OFFER PROCEDURE:** To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to JOHNSONS without delay.

**FREE VALUATIONS:** We will be pleased to provide you with a free market appraisal on your own property if you are thinking of selling.

**FIXTURES & FITTINGS:** Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

**SURVEYS:** Johnsons provide a full range of services to sellers and buyers, from lettings and surveys to mortgages. Please ask one of our staff for more information

**VIEWING:** By arrangement with Johnsons.

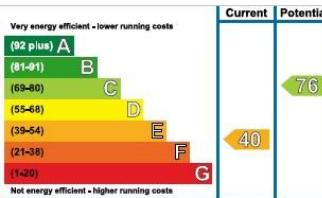
**COUNCIL TAX BAND:** For details of the Council Tax Banding please go to <http://cti.voa.gov.uk/cti/initis.asp>

**SELLING YOUR HOME?** For details of our selling service and competitive selling fees please see our website at [www.johnsons-estate.co.uk](http://www.johnsons-estate.co.uk)

**DIRECTIONS:** The property can be approached by travelling from the direction of the A19 Selby Road, turning left along Norton Common Road into the village of Norton and the property will be found on the right hand side, identified by a "For Sale" board.

## ENERGY PERFORMANCE

Energy Efficiency Rating: E 40 (C 76)



A full copy of the EPC is available upon request.  
RA 22266 NH 11/04/16

