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Cantley Manor Avenue, Cantley, Doncaster, DN4 6TW

Offers Over £210,000

REDUCED BY £30,000 FROM THE ORIGINAL ASKING PRICE / EARLY VIEWING ESSENTIAL / A MODERN 3 BEDROOM DETACHED HOUSE / EXCELLENT RESIDENTIAL AREA / WELL REGARDED SCHOOLS / LOW MAINTENANCE REAR GARDEN / GARAGE & AMPLE DRIVEWAY PARKING / VIEWING HIGHLY RECOMMENDED //

Located in this sought after residential area, a modern 3 bedroom detached house. The property has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, spacious front facing lounge, dining kitchen with integrated cooking appliances, a pvc double glazed conservatory and a ground floor wc. On the first floor there are 3 bedrooms, all of which are a good size plus a white bathroom. outside are front and rear gardens and an attached brick garage. Sought after residential area with good access to local amenities including McAuleys school, local shops, plus easy access to the Link road and motorway networks. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION
A composite type double glazed entrance door leads into the property's entrance lobby.

ENTRANCE HALL
There is a central heating radiator, a storage cupboard and stairs leading to the first floor accommodation.

GROUND FLOOR WC
Fitted with a low flush WC, there is a corner wash hand basin, a PVC double glazed window to the side, a central heating radiator and a central ceiling light.

LOUNGE
14'7" x 13'3" (4.46 x 4.06)
This is all smartly presented with a fireplace inset with a marble surround and hearth. There is a wooden type laminate flooring, central heating radiator, a PVC double glazed window to the front and a central heating radiator.

DINING KITCHEN
17'8" x 8'6" (5.39 x 2.61)
Fitted with a range of kitchen wall and base units with coordinating worktops with a 1½ bowl inset and drainer. There is a gas hob with an electric oven and an extractor hood above. There is space for a washing machine, a central heating radiator, herringbone style laminate flooring , two central lights a rear facing double glazed window and sliding doors which gives access to the conservatory.

CONSERVATORY
9'6" x 7'7" (2.92 x 2.32)
This has double glazed double opening doors which give access to the rear garden and a central heating radiator.

FIRST FLOOR LANDING
8'10" x 6'11" (2.70 x 2.12)
This has a PVC double glazed window to the side, an access point into the boarded loft space and a central ceiling light.

BEDROOM 1
10'11" x 10'4" (3.35 x 3.17)
A good size double. It has a PVC double glazed window with an outlook to the rear, central heating radiator and a central ceiling light.

BEDROOM 2
11'0" x 10'0" (3.37 x 3.05)
Again, a good size double. It has a PVC double glazed window with an outlook to the front, a built-in storage cupboard, central heating radiator and a central ceiling light.

BEDROOM 3
7'3" x 7'3" (2.23 x 2.21)
This has a PVC double glazed window to the front, a storage cupboard over the bulkhead, central heating radiator and a central ceiling light.

BATHROOM
Fitted with a 3 piece white suite with a low flush WC, a pedestal wash hand basin and a panelled bath with a shower over. There is a PVC double glazed window, tiling to the four walls, laminate flooring central heating radiator/towel rail and a ceiling light.

OUTSIDE
To the front of the property, there is a spacious driveway which in turn leads to a garage and provides spacious off-road parking.

GARAGE
The garage has an up and over door and houses the gas central heating boiler.

REAR GARDEN
To the rear of the property, there is a low maintenance enclosed garden with spacious patio area and outside tap.

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 C

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 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

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