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Aintree Avenue, Cantley, Doncaster, DN4 6HS  
Offers Over £155,000

**THREE BEDROOM END-TERRACED HOUSE / CORNER GARDENS WITH GATED PARKING TO THE REAR / SPACIOUS LIVING ACCOMMODATION / THREE GOOD SIZED BEDROOMS / REQUIRES A DEGREE OF MODERNISATION/ WELL PLACED WITH ACCESS TO LOCAL AMENITIES AND LAKESIDE RETAIL AND LEISURE //**

Located on this popular roadway a good sized three bedroom end terrace house. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, lounge with bay window, separate dining area, kitchen, rear lobby, ground floor utility, W/C & store. First floor landing, three good sized bedrooms and a bathroom with shower. Outside are corner gardens, rear gated parking. All well placed with access to local amenities including Lakeside Retail and Leisure, the city centre and good local schools.

**ACCOMMODATION**

A PVC double glazed entrance door with matching side screen leads into the property's entrance hall.

**ENTRANCE HALL**

This has a staircase leading to the first floor accommodation, tiled floor covering, central heating radiator, central ceiling light and door leading through into the lounge.

**LOUNGE**

**14'10" max x 11'10" max (4.52m max x 3.61m max)**  
A front facing reception room it has a broad PVC double glazed bay window to the front, a double panelled central heating radiator, feature fireplace, modern laminate floor covering, coving, central ceiling light and a decorative rail. A broad opening continues into the dining room.

**DINING ROOM**

**11'8" max x 10'3" max (3.56m max x 3.12m max)**  
From here there are two PVC double opening doors that lead into the rear garden, laminate floor covering, central heating radiator, coving and central ceiling light.

**KITCHEN**

**11'8" x 8'2" (3.56m x 2.49m)**  
This is fitted with a range of base and wall units with work surface over, there is a single drainer stainless steel sink unit, four ring gas hob, central heating radiator, tiled flooring and a broad PVC double glazed window. A doorway gives access to an understairs style pantry with PVC double glazed window and cold shelf. To the far end of the kitchen a door gives access into a rear lobby.

**REAR LOBBY**

This has a PVC double glazed exterior door, provides ample storage and a second door giving access into a utility/WC.

**UTILITY / WC**

**8'6" max x 7'3" max (2.59m max x 2.21m max)**  
This has plumbing for automatic washing machine, room for tumble drier etc. a low flush W/C, wash hand basin and inset spot lighting.

**FIRST FLOOR LANDING**

A PVC double glazed window to the side elevation, access point into the loft and doors to the bedrooms and bathroom.

**BEDROOM 1**

**12'6" max x 10'6" max (3.81m max x 3.20m max)**  
A large double bedroom it has a PVC double glazed window to the front, central heating radiator, vinyl floor covering, central ceiling light and built-in open wardrobes with hanging and storage.

**BEDROOM 2**

**12'2" max x 11'8" max (3.71m max x 3.56m max)**  
A good sized second double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, double panelled central heating radiator, coving and central ceiling light.

**BEDROOM 3**

**8'7" x 8'0" (2.62m x 2.44m)**  
A very good sized third bedroom as evidenced by the room measurements, there is a PVC double glazed window to the rear, central heating radiator and central ceiling light.

**BATHROOM**

This is fitted with a white suite which comprises of a panelled bath with shower over, wash basin and low flush W/C. There is a PVC double glazed window, central heating radiator, vinyl flooring and built-in boiler cupboard which houses a wall mounted combination type boiler which supplies the domestic hot water and central heating systems.

**OUTSIDE**

The property stands on an attractive corner plot, with gardens to the front side and rear. There is a rear driveway which provides access to a gated car standing area.

**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 2024.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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.

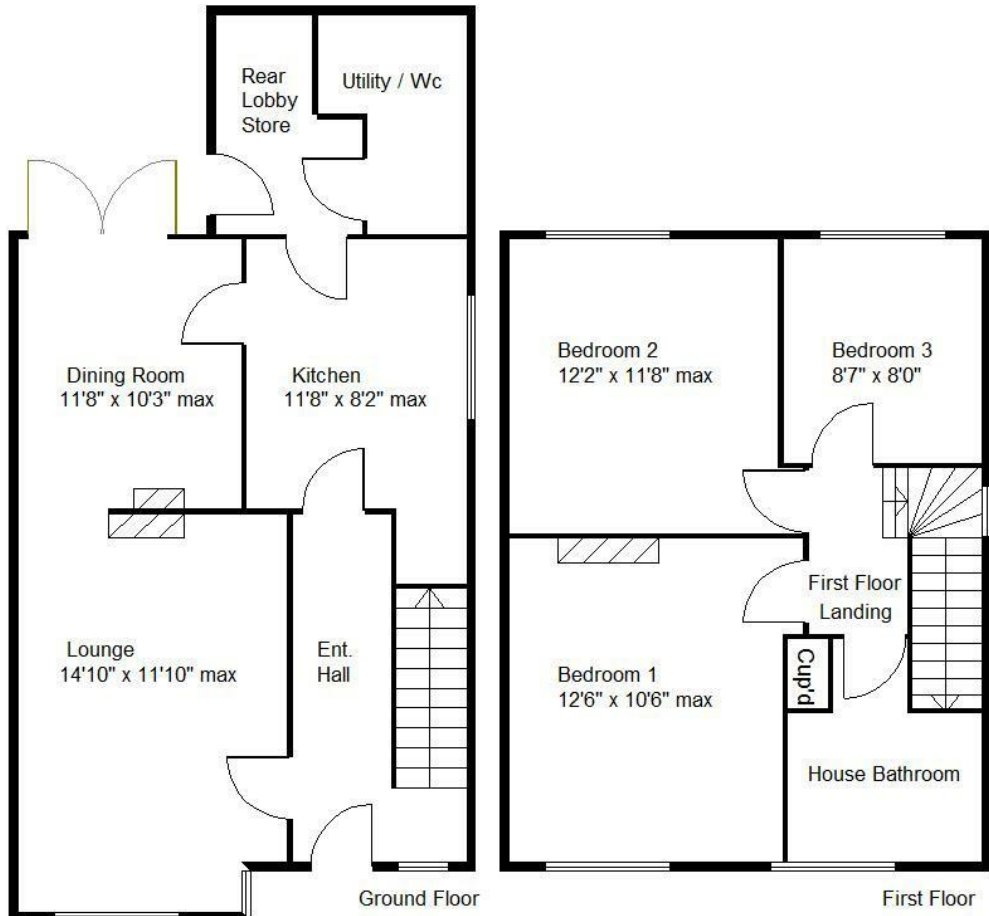
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asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	83
England & Wales		EU Directive 2002/91/EC	