















39 Printing Office Street, Doncaster, DN1 1TP
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sales
lettings
and service

horton knights of doncaster

52 Aldesworth Road, Cantley, Doncaster, DN4 6JT



JUST LISTED..... CHAIN FREE / 3 BEDROOM SEMI DETACHED HOUSE / POPULAR RESIDENTIAL ROADWAY WITHIN CANTLEY / GAS CENTRAL HEATING / PVC DOUBLE GLAZING / WELL PROPORTIONED ROOMS / ATTRACTIVE GARDENS / PRICED TO SELL //

Early viewings are recommended on this realistically priced 3 bedroom semi detached house which will require some TLC, but creates a fantastic opportunity for someone looking to create their own space. It has a gas central heating system, pvc double glazing and comprises: Entrance hall, spacious lounge, dining kitchen, first floor landing, 3 good sized bedrooms and a shower room (formerly a bathroom). Outside are attractive gardens, a shared side driveway leading into the rear garden. Great location with good access to the local well regarded schools, shops and amenities plus access to Lakeside retail and leisure complex. DON'T MISS IT !

Asking Price £160,000

ACCOMMODATION
This property has just been listed, and the details are being prepared. If you would like to view the property straight away....just give us a call. 01302 760322

ENTRANCE HALL

LOUNGE

DINING KITCHEN

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

SHOWER ROOM

OUTSIDE

REAR GARDEN

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 A

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

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.



