

**3 Bedroom(s), Semi-Detached House,**

**Gliwice Way, Lakeside, Doncaster.**



- 3D Virtual Tour Available
- Family Bathroom
- Open Plan Kitchen Diner
- Office Space
- Close To Local Amenities And Motorway Links

- Three Bedrooms En-Suite To Master
- Three Storey Semi Detached House
- Ground Floor WC
- Popular Location
- Garage With Electricity

**£265,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

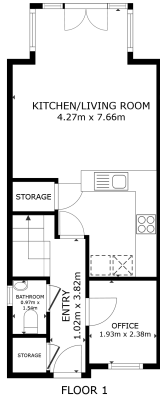


## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 39.9 m<sup>2</sup> FLOOR 2 26.7 m<sup>2</sup> FLOOR 3 35.1 m<sup>2</sup>  
TOTAL : 101.8 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Kitchen Diner



## Bathroom





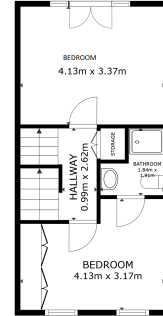
Office



Second Floor

Floor Plan

Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 39.9 m<sup>2</sup> FLOOR 2 35.9 m<sup>2</sup> FLOOR 3 35.1 m<sup>2</sup>  
TOTAL 110.9 m<sup>2</sup>  
\*GROSS AREA DOES NOT INCLUDE COMMONS, OUTLINE AREA ONLY



Reception Room



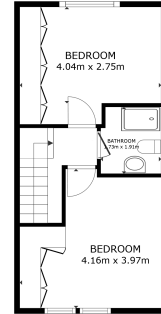


## Master Bedroom With Ensuite



## Second Floor

## Floor Plan



FLOOR 3

GROSS INTERNAL AREA  
FLOOR 1 39.9 m<sup>2</sup> FLOOR 2 26.9 m<sup>2</sup> FLOOR 3 35.1 m<sup>2</sup>  
TOTAL: 101.9 m<sup>2</sup>



## Bedroom





## Bedroom



## Bathroom



## Externals

## Front Aspect



## Rear Aspect



## Property Information

Council Tax Band - C  
 Utilities - Mains Gas, Mains Electricity, Mains Water  
 Water Meter - No  
 Average Annual Electricity Bills - £  
 Average Annual Gas Bills - £  
 Average Annual Water Bills - £  
 Tenure - Freehold  
 Solar Panels - No





offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



- Approximate Heating System Installation Date - 2016
- Water Heating System - Gas Boiler With Tank
- Approximate Water Heating Installation Date - 2016
- Boiler Location -Ground Floor Utility Cupboard
- Approximate Electrical System Installation Date - 2016
- Approximate Electrical System Test Date - 2016
- Fires/Heaters - None
- Permanent Loft Ladder - Yes
- Loft Insulation – Yes
- Loft Boarded out – Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an

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## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	