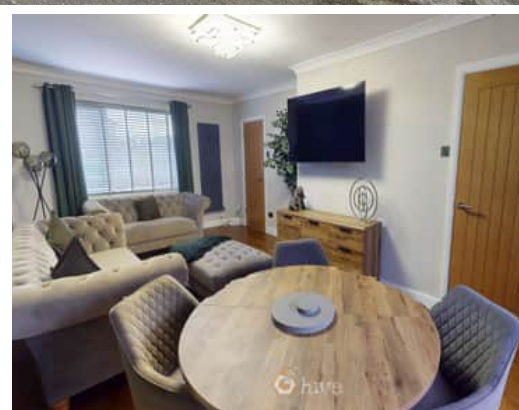


3 Bedroom(s), Semi-Detached House, To be Advised

Grange Avenue, Hatfield, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen
- Conservatory
- Contemporary Family Bathroom
- Driveway

- Three Bedroom Semi Detached Family Home
- Lounge Diner
- Utility Room
- Landscaped Rear Enclosed Garden
- Local Amenities

£189,950
For Sale

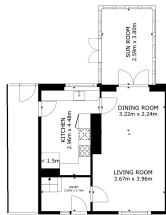
Book your viewing today Tel: 01302 247754

Owner's View

A well-presented three-bedroom semi-detached home situated on the popular Grange Avenue in Hatfield, Doncaster. Offering modern, move-in-ready accommodation, the property benefits from a driveway and a landscaped, enclosed rear garden. The accommodation comprises an entrance hall, spacious lounge diner, modern fitted kitchen, and a bright conservatory overlooking the garden. A side passageway with utility room adds valuable practicality. To the first floor are three bedrooms and a contemporary family bathroom. Externally, the property features off-road parking to the front and a private, landscaped rear garden, ideal for relaxing and entertaining. Conveniently located close to local amenities, schools, and transport links. Early viewing is recommended.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 45.0 sqm, FLOOR 2: 38.1 sqm
EXCLUDED AREAS: PORCH 52.4 sqm, PATIO 36.5 sqm, REDUCED HEDGEROW 0.7 sqm
TOTAL: 97.6 sqm
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Entry



Kitchen



Lounge Diner



Conservatory



First Floor

Floor Plan



FLOOR 2

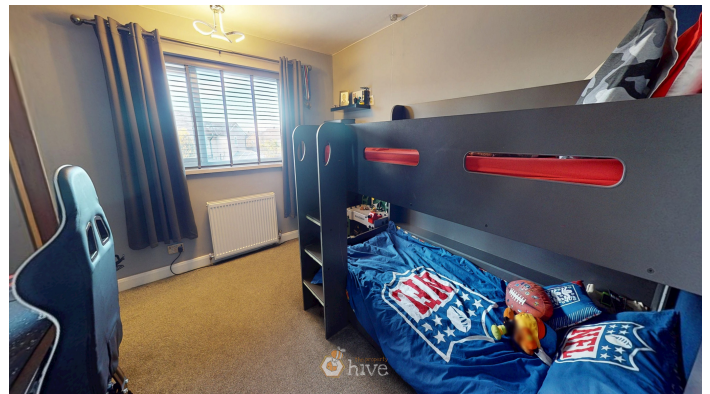
GROSS INTERNAL AREA
FLOOR 1 49.0 m² FLOOR 2 38.1 m²
EXCLUDED AREAS : PATIO 5.4 m² PATIO 34.4 m² REDUCED HEADROOM 0.7 m²
TOTAL : 87.0 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Master Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

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 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.

Energy Performance Certificate

