



- 3D Virtual Tour Available
- Spacious Semi Detached Property
- Two Reception Rooms
- Three Bedrooms
- Garage And Driveway Allowing for Off Road Parking

- No Chain
- Galley Style Kitchen
- Sun Room
- Loft Room
- Rear Enclosed Garden

Offers Around
£210,000
Reduced

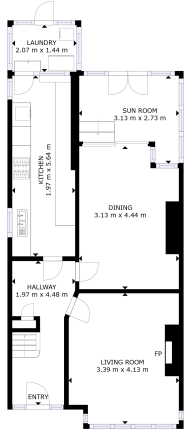
Owner's View

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...

Manor Drive is very convenient being within walking distance of lots of attractions from Doncaster Racecourse, Lakeside, Doncaster's market, as well as Town Fields being just a short walk away which is perfect for taking the dogs. For those with children, there are some excellent primary and secondary schools close by. This property is being sold with no forwarding chain.

Ground Floor

Floor Plan



1ST FLOOR

3600 INTERNAL AREA
1ST FLOOR: 37 sq. metres (40 sq. ft)
TOTAL OVER: 107 sq. metres (115 sq. ft)
REDUCED HEADROOM ROOM: 1.5 m x 4 m



Lounge



Dining Room



Kitchen



Sun Room

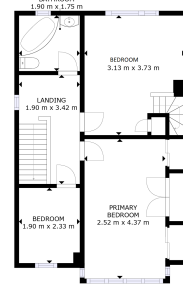


Rear Porch



First Floor

Floor Plan



2ND FLOOR

GROUND FLOOR AREA: 157 SQ. FT. / 14.5 SQ. M.
1ST FLOOR: 517 SQ. FT. / 48 SQ. M.
2ND FLOOR: 107 SQ. FT. / 10 SQ. M.
TOTAL: 781 SQ. FT. / 72.5 SQ. M.
SIZES AND HEADROOMS BELOW: 1.5 M. MIN. HEAD ROOM

Matterport

First Bedroom



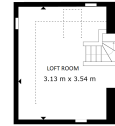
Second Bedroom



Third Bedroom



Floor Plan



Bathroom



Second Floor

3RD FLOOR

GROUND FLOOR AREA: 107 SQ. METERS (1147 SQ. FT.)
1ST FLOOR: 65 SQ. METERS (700 SQ. FT.)
2ND FLOOR: 45 SQ. METERS (487 SQ. FT.)
3RD FLOOR: 15 SQ. METERS (161 SQ. FT.)
TOTAL: 212 SQ. METERS (2275 SQ. FT.)
MEASURED HEADROOM BELOW: 1.5 M (4 FT.)
SIZES AND HEADROOMS GIVEN APPROXIMATE



Loft Room



External

Front Aspect



Rear Garden



Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters -

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.

Property Information

Council Tax Band -

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Annual Electricity Bills -

Average Annual Gas Bills -


Average Annual Water Bills -

Tenure -

Solar Panels -

All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.

Energy Performance Certificate

| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 72 |
| (55-68) D | | |
| (39-54) E | 42 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

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