

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

Irwell Gardens, Cantley, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Driveway
- Family Bathroom
- Close to Amenities, Great Schools and Transport Links

- Three Bedroom Semi Detached House
- Outhouse with Utility, W/C and Storage Space
- Rear Enclosed Garden
- Lounge
- Popular Area In Cantley

£190,000
For Sale

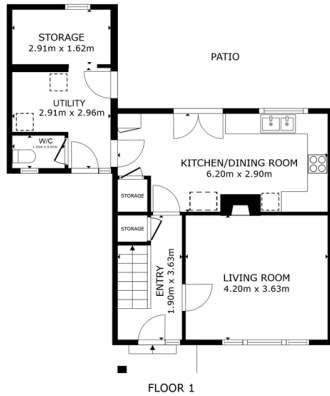
Book your viewing today Tel: 01302 247754

Owner's View

Nestled in the sought-after area of Cantley, this well-presented three-bedroom semi-detached home on Irwell Gardens is perfect for families or first-time buyers. With great local amenities, schools, and transport links nearby, this property offers comfortable and convenient living in a desirable location. Don't miss out – book your viewing today!

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA:
FLOOR 1: 30.20sqm FLOOR 2: 40.77sqm
EXCLUDED AREA: GARAGE: 23.00sqm PATIO: 18.50sqm
TOTAL: 96.14sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Kitchen Diner



Lounge



Outhouse with Utility

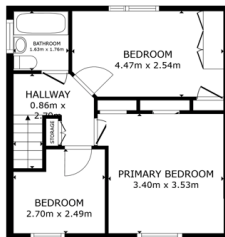


W/C



First Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 53.3 m² FLOOR 2 40.7 m²
EXCLUDED AREAS: PORCHES 5.0 m² PATIO 19.5 m²
TOTAL: 98.1 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 -

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility

features? - No

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	