

**2 Bedroom(s), Semi-Detached House, Freehold**

**Coterel Crescent, Cantley, Doncaster.**



- 3D Virtual Tour Available
- Kitchen Diner
- Family Bathroom
- Rear Enclosed Garden
- Great Opportunity for First Time Buyers and Investors

- Two Bedroom Semi Detached House
- Lounge
- Spacious Frontage and Driveway
- Local Amenities, Schools and Transport Links

**£140,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



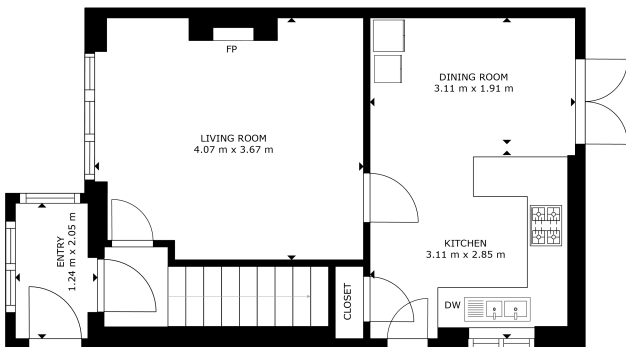
## Owner's View

Good first-time buyers property, situated in a central location with good local amenities. Good sized front and rear gardens, with plenty of potential throughout the property.

Good sized family kitchen diner, with potential for the buyer to put their own stamp on it.

## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 37 m<sup>2</sup> FLOOR 2: 36 m<sup>2</sup>  
TOTAL: 73 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

### Kitchen Diner



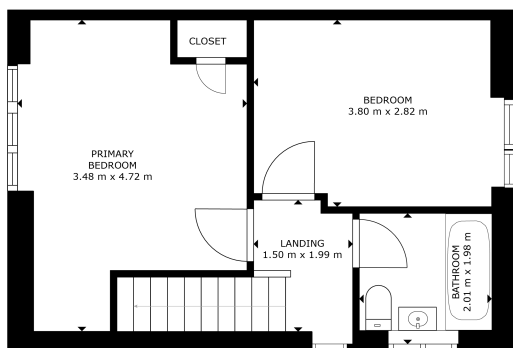
### Lounge



### First Floor



## Floor Plan

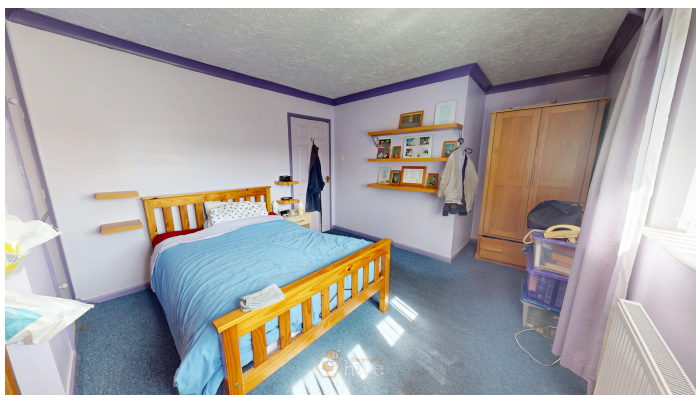


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 27 m<sup>2</sup>, FLOOR 2: 36 m<sup>2</sup>  
TOTAL: 63 m<sup>2</sup>  
GROSS AREA COMPREHENSIVE AND REPRESENTATIVE, BUT NOT EXHAUSTIVE.



## Master Bedroom



## Bedroom



## Family Bathroom



## Externals

### Front Aspect



### Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

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.





Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - In the kitchen diner

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

Loft Insulation - No

Loft Boarded out – 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

