

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

Aintree Avenue, Cantley.



- 3D Virtual Tour Available
- Semi Detached Home Family Home
- Spacious Lounge
- Two Double Bedrooms
- Driveway Allowing for Off Road Parking
- No Chain
- Kitchen
- Family Bathroom
- Rear Enclosed Garden
- Popular Location in Cantley

£129,950

Reduced

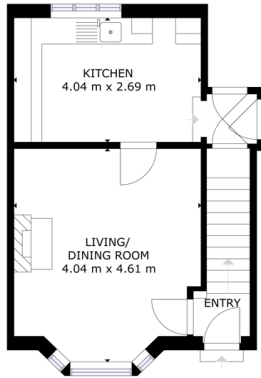
Book your viewing today Tel: 01302 247754

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... I lived at this address for the first 26 of my life, its a warm and friendly house, my parents lived there for 62yrs. The estate where the house is is a very quite. and is situated close by to Cantley park which hosts events such as football for kids, has play areas and for those who like golf a 18hole course. as for amenities there is a pub walking distance, one the second estate you have a range of shops. At the back of the property are fantastic view of woodland. A short drive away you have Asda, The Dome, a cinema, restaurants, and you can catch the bus to, Doncaster city centre which is only a 15min drive away, where there are a range of shops great for shopping. we will be sad to see it go.

Ground Floor

Floor Plan

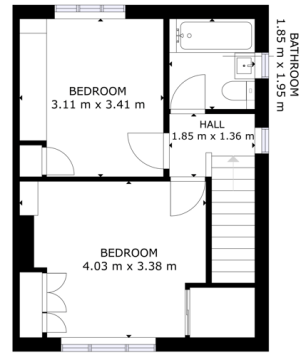


FLOOR 1
GROSS INTERNAL AREA
FLOOR 1: 26.00 m², FLOOR 2: 25.00 m²
TOTAL: 51.00 m²

Matterport

First Floor

Floor Plan



FLOOR 2
GROSS INTERNAL AREA
FLOOR 1: 26.00 m², FLOOR 2: 25.00 m²
TOTAL: 51.00 m²

Matterport

Kitchen



Lounge



First Bedroom



Second Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Average Monthly Electricity Bills - £68

Average Monthly Gas Bills - £156

Average quarterly Water Bills - £27 per quarter

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.



Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - Approx. 40yrs

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - Approx. 40yrs ago

Boiler Location - Storage area

Approximate Electrical System Installation Date - 40 yrs ago

Approximate Electrical System Test Date - Approx. 15 yrs ago

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - Partially

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		85
(69-80) C		
(55-68) D	60	
(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 