

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

St Margarets Road, Belle Vue.



- 3D Virtual Tour Available
- Recently Refurbished Semi Detached Family Home
- Modern Kitchen
- Three Bedrooms
- Rear Enclosed Garden and Garage

- No Chain
- Two Reception Rooms
- Cellar
- Modern Bathroom Suite
- Popular Location Close to City Centre

**Offers Over
£160,000
Reduced**

Book your viewing today Tel: 01302 247754

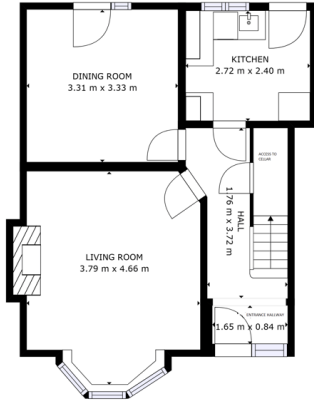
Owner's View

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...

Recently refurbished to a high standard is this semi detached family home. Situated in a great location and being within walking distance of Doncaster racecourse, Doncaster city centre, train station, lovely walks and some fabulous primary and secondary school. The property is being sold with no forwarding chain, ready to move straight into.

Ground Floor

Floor Plan



FLOOR 1

GROSS INTERNAL AREA
FLOOR 1: 40.10; FLOOR 2: 45.14
TOTAL: 85.24

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



Dining Room

Entrance Hallway



Kitchen



First Floor

Floor Plan

First Bedroom



Second Bedroom



Third Bedroom



Bathroom



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2019

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2019

Boiler Location - Under stairs cupboard

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date - Nov 2023

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation - Yes

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

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	59	
(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 