

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

Victorian Crescent, Town Moor.



- 3D Virtual Tour Available
- Four Bedrooms and Two Reception Rooms
- Ground Floor W/C and Shower Room
- Family Bathroom and Separate Toilet
- Driveway Allowing for Off Road Parking

- Traditional and Charming Detached Family Home
- Modern and Contemporary Breakfast Kitchen
- Utility Space
- Rear Enclosed Garden with Converted Garage
- Sought After Location

**Offer in Region Of
£315,000
For Sale**

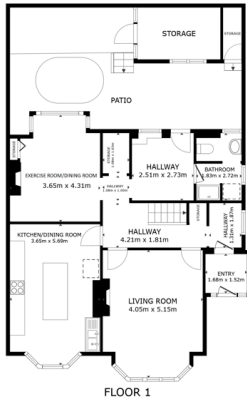
Book your viewing today Tel: 01302 247754

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...A large 4 bedroom semi-detached Edwardian property in the heart of Doncaster. With views of the Town Fields. Access to local schooling including the excellent Hall Cross Academy, one Doncaster best performing secondary schools for a number of years. Access to the racecourse is a 5 min walk away, the town centre is also 5 min away, including all its amenities, bars, restaurants etc. Doncaster Royal Infirmary is also under a 5 min walk from the property.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 93.5 sqm FLOOR 2: 88.3 sqm
EXCLUDED AREAS: PATIO: 38.7 sqm
TOTAL: 177.8 sqm

Matterport

Entrance Hallway



Breakfast Kitchen



Dining Room/Gym



Utility Area



Ground Floor Shower Room



Ground Floor W/C

Boiler Location - In the store cupboard on the ground floor

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Electric

Permanent Loft Ladder - No

Loft Insulation -Yes

Loft Boarded out - No

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		81
(69-80) C		
(55-68) D	67	
(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	