

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

Manor Drive, Bennetthorpe.



- 3D Virtual Tour Available
- Spacious Semi Detached Property
- Two Reception Rooms
- Three Bedrooms
- Garage And Driveway Allowing for Off Road Parking

- No Chain
- Galley Style Kitchen
- Sun Room
- Loft Room
- Rear Enclosed Garden

Offers Around
£210,000
For Sale

Book your viewing today Tel: 01302 247754

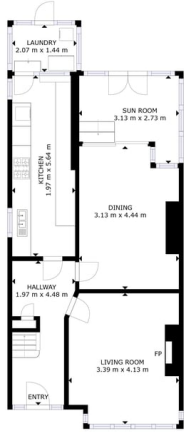
Owner's View

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...

Manor Drive is very convenient being within walking distance of lots of attractions from Doncaster Racecourse, Lakeside, Doncaster's market, as well as Town Fields being just a short walk away which is perfect for taking the dogs. For those with children, there are some excellent primary and secondary schools close by. This property is being sold with no forwarding chain.

Ground Floor

Floor Plan



1ST FLOOR

GRAND INTERNAL AREA
1ST FLOOR: 37 sq. m. (392 SQUARE FEET)
2ND FLOOR: 37 sq. m. (392 SQUARE FEET)
REDUCED HEADROOM ROOMS: 1.5 m x 4 m (48.5 SQ. FT.)



Lounge



Dining Room



Kitchen



Sun Room

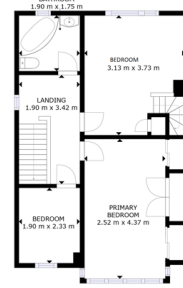


Rear Porch



First Floor

Floor Plan



2ND FLOOR

GROUND FLOOR AREA: 157.00 m² (169.00 sq ft)
1ST FLOOR: 55.71 m² (600.00 sq ft)
2ND FLOOR: 48.00 m² (517.00 sq ft)
TOTAL: 260.71 m² (2816.00 sq ft)
ROOFED TERRACE BELOW: 1.5 m x 4.0 m (60.00 sq ft)

Matterport

First Bedroom



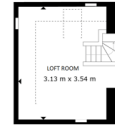
Second Bedroom



Third Bedroom



Floor Plan



Bathroom



Second Floor

3RD FLOOR

GROUND FLOOR AREA: 107.00 sq m
1ST FLOOR: 65.71 sq m
2ND FLOOR: 48.00 sq m
3RD FLOOR: 48.00 sq m
TOTAL: 278.71 sq m
ADDED HEADROOM BELOW: 1.5 M x 4.0 M



Loft Room



External

Front Aspect



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.

Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - no

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - freehold

Solar Panels -

Space Heating System -

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.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	