

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

**St Annes Road, Belle Vue, Doncaster.**



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Home
- Lounge
- Family Bathroom
- Garage

- No Chain
- Kitchen
- Dining Room
- Rear Enclosed Garden
- Local Amenities and Transport Links

**£150,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

Beautiful 3 bed semi corner plot, ideal for growing families. Been a family home for generations. All the rooms are generous in size and are all filled with natural light. A good sized kitchen allowing ample storage. Outside, the home benefits from a walled front garden and a private rear garden (perfect for children or entertaining). The sun shines all afternoon in the summer months. Conveniently located close to everything you could possibly need (schools, local amenities, Asda, lakeside, leisure centre and bus services). This property is ready for you to move into and turn into YOUR family home

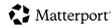
## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 48.8 m<sup>2</sup> FLOOR 2: 41.1 m<sup>2</sup>  
TOTAL: 89.9 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Entry



### Lounge



### Kitchen



## Dining Room



## Bedroom



## Bedroom



## First Floor

### Floor Plan



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 46.6 m<sup>2</sup> FLOOR 2 42.1 m<sup>2</sup>  
TOTAL 88.7 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Master Bedroom



## Family Bathroom



## Externals

## Front Aspect



## Garage



## Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 4/29/2024

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

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+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	