

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

The Crescent, Edenthorpe, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Utility & Downstairs W/C
- Rear Enclosed Garden with Garage and Patio Area
- Popular Area with Great Local Schools

- Three Bedroom Semi Detached Family Home
- Cloak Room
- Contemporary Family Bathroom
- Driveway for Ample Parking

**Offers in Excess of
£220,000
For Sale**

Book your viewing today Tel: 01302 247754

Owner's View

This has been a perfect first home for us to start our family, good size garden to enjoy, quiet street and friendly neighbours, Close to lots of local amenities.

Ground Floor

Floor Plan

Entry



Kitchen Diner



Lounge



Cloakroom



Bedroom

Utility and W/C



First Floor

Floor Plan

Master Bedroom



Bedroom



Family Bathroom



Externals

Front Aspect



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 - Unsure

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - Unsure

Boiler Location - Kitchen

Approximate Electrical System Installation Date - Unsure

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - Yes

Are you aware of any building defects, safety issues or hazards at the 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

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.



the property
hive

We make it happen.

Tel: 01302 247754

Email: info@thepropertyhive.co.uk

Web: www.thepropertyhive.co.uk

tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

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

