

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

Cantley Manor Avenue, Cantley.



- 3D Virtual Tour Available
- Spacious Kitchen Diner
- Three Bedrooms
- Enclosed Rear Garden
- Popular Location

- Semi - Detached House
- Living Room
- Family Bathroom
- Garage & Driveway Allowing For Off Road Parking

£180,000
For Sale

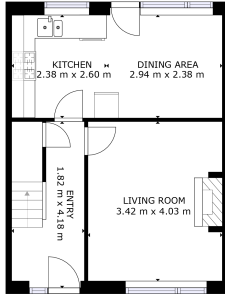
Book your viewing today Tel: 01302 247754

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... The property is in a perfect position in Doncaster, not too far away from local shops, good schools, local outlets, good job opportunities, good schools & close to Doncaster City Centre. Also, it is a nice quiet street to live in within a nice neighbourhood.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 30.00 m², FLOOR 2: 38.00 m²
TOTAL: 68.00 m²
MEASUREMENTS ARE APPROXIMATE. ACTUAL MAY VARY.

Matterport

Living Room

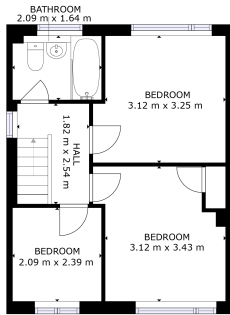


Kitchen Diner



First Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 30.00 m² FLOOR 2: 38.00 m²
TOTAL: 78.00 m²
ROOMS AND CORRIDORS ONLY APPROXIMATE, ACTUAL MAY VARY.



Bedroom

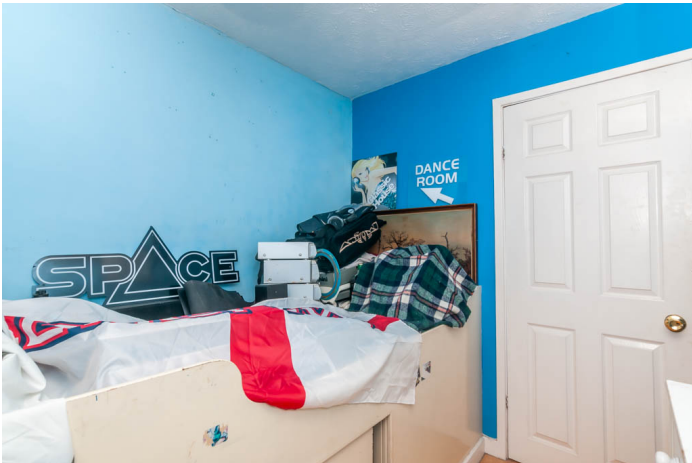


Bedroom



Bedroom





Bathroom



External View

Front Aspect



Rear Aspect



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 06/10/2014

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date - 06/10/2014

Boiler Location - Understairs Cupboard

Approximate Electrical System Installation Date - 10/06/2006

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 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		84
(69-80) C		
(55-68) D	62	
(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 