

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

Alderson Drive, Bennetthorpe.



- 3D Virtual Tour Available
- Two Reception Rooms
- Loft Room
- Driveway Allowing for Off Road Parking
- Sought After Location in Bennetthorpe

- Well Presented Semi Detached Family Home
- Three Bedrooms
- Rear Enclosed Garden
- Garage to the Rear
- Galley Style Kitchen

£215,000
For Sale

Book your viewing today Tel: 01302 247754

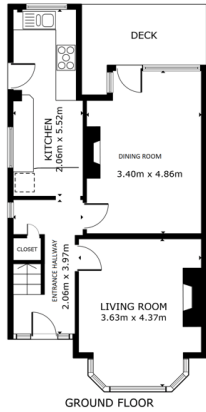
Owner's View

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...

Alderson Drive is a well presented traditional family home located within walking distance of Doncaster town centre, comprising of a lounge, dining room, kitchen, three good sized bedrooms and a loft room. The garden to the rear is private and enclosed, perfect for children to play. There is a great area known as Town Fields close by ideal for dogs to exercise.

Ground Floor

Floor Plan



GROUND FLOOR
GROSS INTERNAL AREA:
 GROUND FLOOR 99.91 sq. m FLOOR 1 8.29 sq. m FLOOR 2 3.4 sq. m
 EXCLUDED AREAS: DECK 7.8 sq. m REDUCED HEADROOM 8.5 sq. m
 TOTAL: 117.9 sq. m
 DIMS AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Lounge



Kitchen



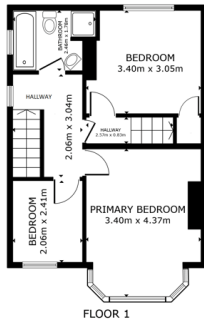
Second Reception Room



First Floor



Floor Plan



GROSS INTERNAL AREA:
 GROUND FLOOR 50.9 m² FLOOR 1 43.9 m² FLOOR 2 3.4 m²
 EXCLUDED AREAS: 1.0 m² 1.0 m² REDUCED HEADROOM 0.5 m²
 TOTAL: 97.9 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Second Bedroom



Third Bedroom



Bathroom

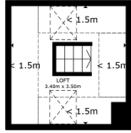


First Bedroom



Second Floor

Floor Plan



FLOOR 2

GROSS INTERNAL AREA
GROUND FLOOR 50.0 m² FLOOR 1 43.9 m² FLOOR 2 3.6 m²
EXCLUDED AREAS: DECK 2.4 m² REDUCED HEADROOM 0.5 m²
TOTAL: 97.9 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Loft Room



External

Front Aspect



Rear Garden



Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - N/A

Loft Insulation - N/A

Loft Boarded out - N/A

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>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 