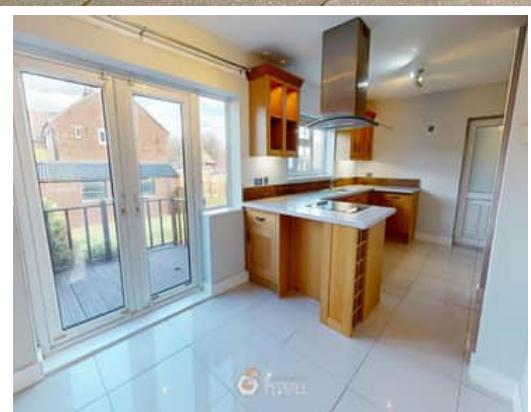


3 Bedroom(s), Semi-Detached House, Freehold

Everingham Road, Cantley, Doncaster.



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Family Home
- Modern Kitchen Diner
- Recently Decorated
- Local Amenities, Schools and Transport Links

- No Chain
- Spacious Corner Plot with Gardens to the Side and Rear
- Ground Floor W/C and Utility Room
- Driveway to the Rear
- Potential To Extend Subject To Planning

£205,000

For Sale

Book your viewing today Tel: 01302 247754

Owner's View

Located on a generous corner plot on the ever-popular Everingham Road in Cantley, this well-presented three-bedroom semi-detached home is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, families, or investors alike. Recently decorated throughout, the property is ready to move straight into and offers a spacious and practical layout. To the ground floor, there is a welcoming lounge, perfect for relaxing, alongside a modern kitchen diner providing ample space for both cooking and entertaining. A useful utility area and convenient ground floor W/C add to the home's functionality. Upstairs, the property boasts three well-proportioned bedrooms, complemented by a family bathroom. Externally, the home benefits from a sizeable corner plot, offering excellent outdoor space. There is also a driveway to the rear, providing off-road parking.

Ground Floor

Floor Plan

Entry



Lounge



Kitchen Diner



W/C



First Floor

Floor Plan

Master Bedroom



Bedroom



Bedroom



Family Bathroom



Externals

Site Plan



Front Aspect



Approximate Water Heating Installation Date - 2016

Boiler Location - In the utility out house

Approximate Electrical System Installation Date - 2016

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.

Rear Garden



Property Information

Council Tax Band - A

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 - 2016

Water Heating System - Gas boiler (Combi)

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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(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	