

3 Bedroom(s), Semi-Detached House, Freehold **Cantley Manor Avenue, Cantley, Doncaster.**



- 3D Virtual Tour Available
- Rear Enclosed Garden
- Lounge
- Family Bathroom
- Popular Location in Cantley

- Driveway and Garage
- Three Bedroom Semi Detached Family Home
- Kitchen Diner
- No Chain
- Great Potential for First Time Buyers and Investors

£185,000
For Sale

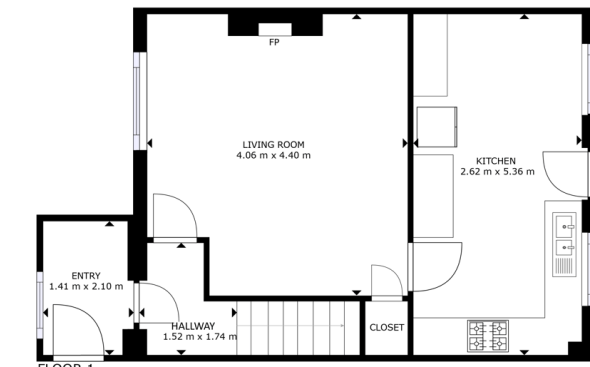
Book your viewing today Tel: 01302 247754

Owner's View

Welcome to this well-presented three-bedroom semi-detached home located in the sought-after area of Cantley, Doncaster with plenty of potential. Situated on the desirable Cantley Manor Avenue, this property offers generous living space both inside and out – perfect for families or those looking for room to grow. Step inside to find a welcoming lounge, a bright and airy kitchen diner ideal for entertaining, and a family bathroom upstairs. Each of the three bedrooms offers comfortable accommodation, with plenty of natural light throughout. Outside, the property boasts a spacious driveway with ample parking for multiple vehicles, along with a garage for additional storage or secure parking. The home also features a well-maintained front garden and a private, enclosed rear garden – perfect for relaxing or letting children play safely. With its excellent location close to local amenities, schools, and transport links, this charming home ticks all the boxes.

Ground Floor

Floor Plan



GRATED INTERNAL AREA
FLOOR 1: 20.71 m² (223 sq ft)
TOTAL: 72.70 m²



Entry



Kitchen Diner

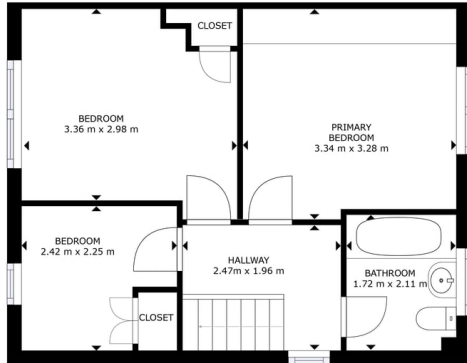


Lounge



First Floor

Floor Plan



FLOOR 2



GROSS INTERNAL AREA
FLOOR 1: 20 m² FLOOR 2: 26 m²
TOTAL: 46 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Bedroom



Master Bedroom



Bedroom



Bathroom



Externals

Front Aspect



Rear Garden



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 - 11/7/2014

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 11/7/2014

Boiler Location - Under the stairs

Approximate Electrical System Installation Date - 12/15/2017

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

