



Goodison Boulevard, Cantley Doncaster

william
h brown

welcome to

Goodison Boulevard, Cantley Doncaster

This spacious well-presented three bedroom detached family home is situated in this sought after location close to local amenities, schools and transport links. The property benefits from a generous enclosed rear garden, a driveway and garage.



Entrance Hall

With a front facing double glazed door with an obscure double glazed side panel. There is tiled flooring, coving to the ceiling and stairs which rise to the first floor landing.

Lounge

21' 10" x 11' (6.65m x 3.35m)

A spacious dual aspect lounge with a front facing double glazed bowed window and rear facing double glazed sliding doors to the patio and garden beyond. There is a feature fireplace housing the gas fire, an air conditioning unit and two central heating radiators.

Dining Room

With front and side facing double glazed windows, tiled flooring and a central heating radiator.

Kitchen

11' 7" x 9' 1" (3.53m x 2.77m)

With a rear facing double glazed window and a rear facing door giving access to the rear garden. Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a five ring gas hob with glass splashback and extractor above and an electric oven. There is tiling to the walls, a cupboard housing the central heating boiler and a useful built-in storage cupboard.

First Floor Landing

With access to the loft, coving to the ceiling and a built-in storage cupboard.

Bedroom One

12' 8" max x 12' 8" max (3.86m max x 3.86m max)

With a front facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes providing a range of hanging and storage space.

Bedroom Two

12' 8" x 8' 6" (3.86m x 2.59m)

With a front facing double glazed window, a central heating radiator and a built-in cupboard.

Bedroom Three

11' 11" max x 8' 11" max (3.63m max x 2.72m max)

With a rear facing double glazed window, a central heating radiator and a built-in cupboard.

Bathroom

Recently renovated to a high standard and fitted with a WC, a wash hand basin with mixer tap and a shower cubicle with shower. There is wall to floor tiling, an extractor fan, a heated towel rail and a rear facing obscure double glazed window.

Separate W.C.

Fitted with a WC and a wash hand basin with mixer tap. There is wall to floor tiling.

Outside

To the front of the property there is a lawned garden with decorative borders and a mature tree. There are double gates behind which is a driveway providing off road parking and in-turn leads to the garage. To the rear of the property there is a generous enclosed lawned garden with patio area, mature trees, green house, outside tap and security lighting.

Garage

With an up and over door, power and light. There is a built-in storage cupboard and a courtesy door to the store area.

Store

Situated to the rear of the garage with a side facing door to the rear garden and rear facing sliding doors.



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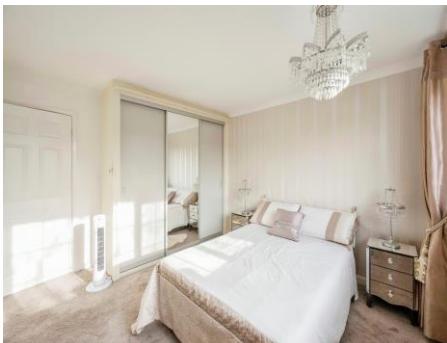
welcome to

Goodison Boulevard, Cantley Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS DUAL ASPECT LOUNGE
- SEPARATE DINING ROOM
- MODERN KITCHEN
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: C

£245,000



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