



Maple Avenue, Cantley Doncaster

welcome to

Maple Avenue, Cantley Doncaster

GUIDE PRICE £190,000-£200,000. Situated in this popular location is this spacious well-presented three bedroom semi-detached home which is perfect for first time buyers and young families. The property has close links to local amenities, schools and transport links.



Entrance Hall

With a front facing sealed unit door, dado rail, coving to the ceiling, a central heating radiator, tiled flooring and stairs which rise to the first floor landing.

Lounge

11' 9" x 13' 7" (3.58m x 4.14m)

With double glazed patio doors leading out to the rear garden with double glazed side panels.

Dining Room

9' x 8' (2.74m x 2.44m)

With a rear facing double glazed window, a central heating radiator, tiled flooring and a feature marble fireplace housing the coal effect fire. The dining room is open plan to the kitchen.

Kitchen

10' 4" x 9' 8" (3.15m x 2.95m)

With a front facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a five ring gas hob with extractor above, an electric double oven and grill and plumbing for a washing machine and dishwasher. There is a heated towel rail, complimentary tiling, tiled flooring and a side facing sealed unit door which gives access to the side porch.

Side Porch

With front and rear facing sealed unit doors, two good sized store rooms and a central heating radiator.

First Floor Landing

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bedroom One

11' 6" to recess x 9' 11" (3.51m to recess x 3.02m)

With a front facing double glazed window and a central heating radiator.

Bedroom Two

12' 9" x 11' 9" to recess (3.89m x 3.58m to recess)

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

9' x 8' 6" including bulk head (2.74m x 2.59m including bulk head)

With a front facing double glazed window, a central heating radiator, bulk head for the stairs and a useful storage cupboard.

Bathroom

With front and side facing obscure double glazed windows. Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is a heated towel rail and tiling to the walls and floor.

Outside

To the front of the property there is an enclosed lawned garden with a gated driveway to the side providing off road parking. To the rear of the property there is a good sized enclosed lawned garden with patio area, a green house shed and mature shrubs and plants.



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Maple Avenue, Cantley Doncaster

- GUIDE PRICE £190,000-£200,000
- REAR ASPECT LOUNGE
- DINING ROOM
- MODERN RECENTLY FITTED KITCHEN
- THREE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

£190,000-£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124781 - 0002

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