



**Aldesworth Road, Cantley Doncaster**



**welcome to**

**Aldesworth Road, Cantley Doncaster**

GUIDE PRICE £140,000 - £150,000 - This two bedroom mid-terraced home with ample off road parking and an attractive rear garden is ideal for a growing family or first time buyer. Benefiting from a spacious lounge, a ground floor WC and is within close proximity to Cantley park, shops and amenities.



### **Entrance Hall**

With a front facing door, a central heating radiator and stairs which rise to the first floor landing.

### **Downstairs W.C.**

Fitted with a low flush WC, a wash hand basin, a central heating radiator, tiled flooring and a front facing obscure double glazed window.

### **Kitchen**

10' 11" x 5' 8" ( 3.33m x 1.73m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, an integrated fridge-freezer and dishwasher and space for a washing machine. There is complimentary splashback tiling, a cupboard housing the wall mounted boiler and a front facing double glazed window.

### **Lounge**

14' 4" x 12' 4" ( 4.37m x 3.76m )

With rear facing double glazed French doors with double glazed side panels, laminate flooring, useful understairs storage, a gas feature fireplace and coving to the ceiling.

### **First Floor Landing**

With a central heating radiator and access to the loft.

### **Bedroom One**

12' 3" x 10' plus recess ( 3.73m x 3.05m plus recess )

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

### **Bedroom Two**

12' 4" x 9' 1" max ( 3.76m x 2.77m max )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and a bath with shower over and screen. There is wall to floor tiling and an extractor fan.

### **Outside**

To the front of the property there is a driveway providing off road parking with a side lawn. To the rear of the property there is a generous rear garden with an extensive patio area, raised sleepers and fencing to the perimeters. A side gate provides access to a rear footpath for bin access.



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## **Aldesworth Road, Cantley Doncaster**

- GUIDE PRICE £140,000 - £150,000
- DRIVEWAY PROVIDING OFF ROAD PARKING
- DOWNSTAIRS WC
- KITCHEN WITH INTEGRATED APPLIANCES
- IDEAL FOR A FIRST TIME BUYER OR GROWING FAMILY

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£140,000-£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR125493 - 0003

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