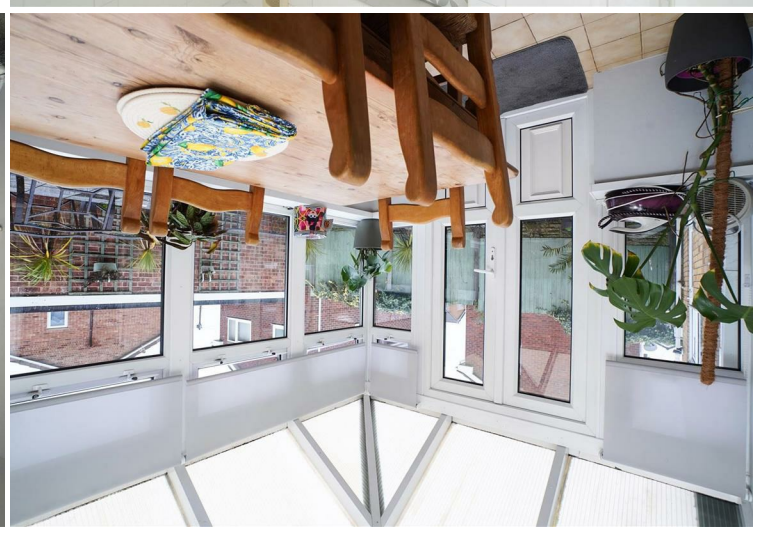
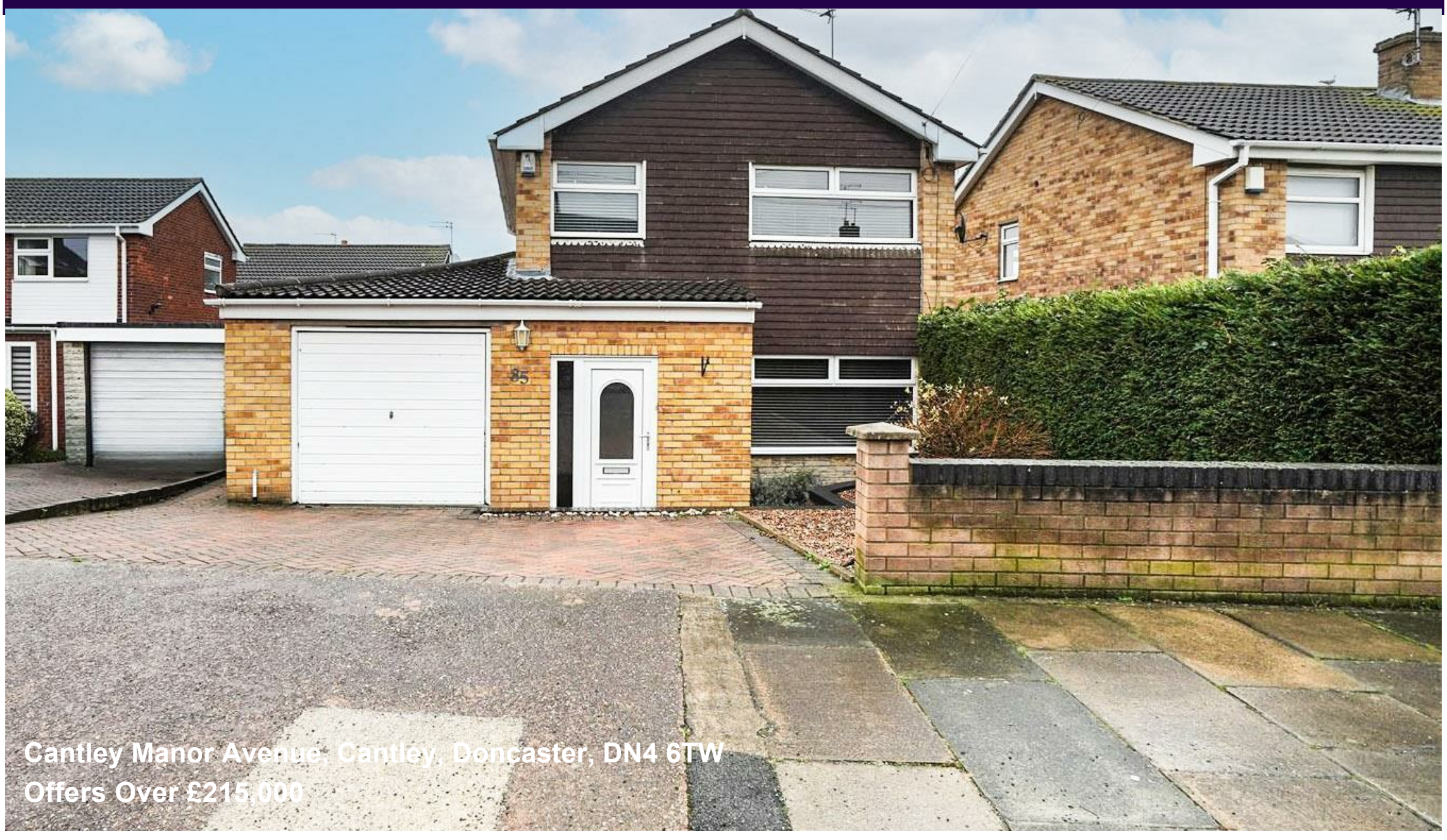


horton knights
of doncaster

sales
lettings
and service



Cantley Manor Avenue, Cantley, Doncaster, DN4 6TW
Offers Over £215,000

REDUCED BY £5,000/ A MODERN 3 BEDROOM DETACHED HOUSE / EXCELLENT RESIDENTIAL AREA / WELL REGARDED SCHOOLS / LOW MAINTENANCE REAR GARDEN / GARAGE & AMPLE DRIVEWAY PARKING / VIEWING HIGHLY RECOMMENDED //

Located in this sought after residential area, a modern 3 bedroom detached house. The property has a gas central heating system, pvc double glazing and briefly comprises: Entrance hall, spacious front facing lounge, dining kitchen with integrated cooking appliances, a pvc double glazed conservatory and a ground floor wc. On the first floor there are 3 bedrooms, all of which are a good size plus a white bathroom. outside are front and rear gardens and an attached brick garage. Sought after residential area with good access to local amenities including McAuleys school, local shops, plus easy access to the Link road and motorway networks. PRICED TO SELL. EARLY VIEWING RECOMMENDED.

ACCOMMODATION

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE
14'7" x 13'3" (4.46 x 4.06)

DINING KITCHEN
17'8" x 8'6" (5.39 x 2.61)

CONSERVATORY
9'6" x 7'7" (2.92 x 2.32)

FIRST FLOOR LANDING
8'10" x 6'11" (2.70 x 2.12)

BEDROOM 1
10'11" x 10'4" (3.35 x 3.17)

BEDROOM 2
11'0" x 10'0" (3.37 x 3.05)

BEDROOM 3
7'3" x 7'3" (2.23 x 2.21)

BATHROOM

OUTSIDE

GARAGE

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band C

BROADBAND - Ultrafast broadband is available with download speeds of up to 10000 mbps and upload speeds of up to 10000 mbps.

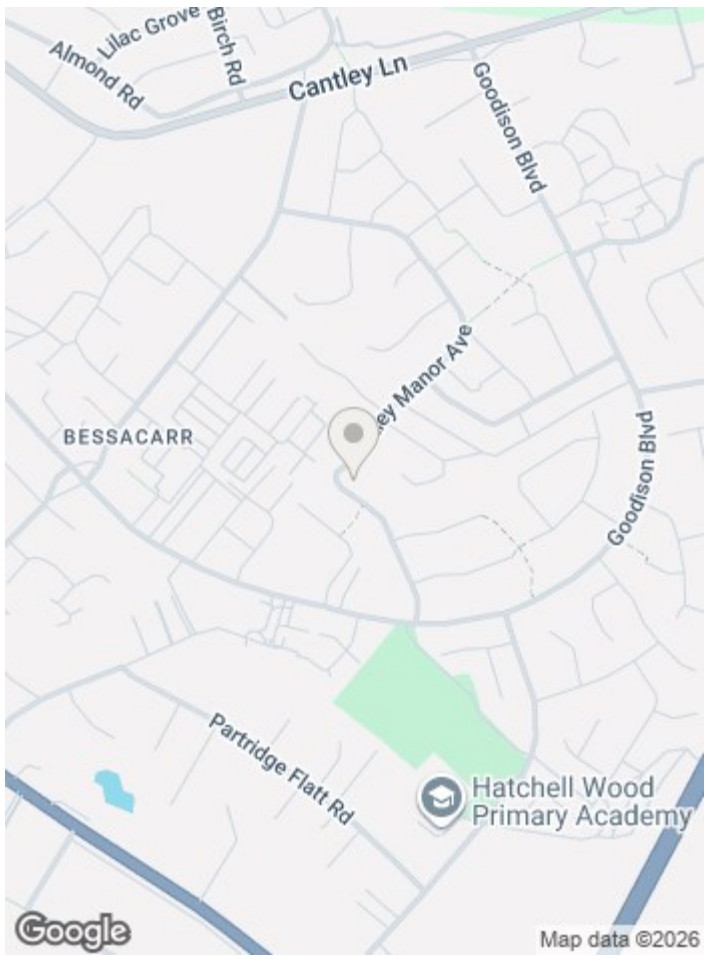
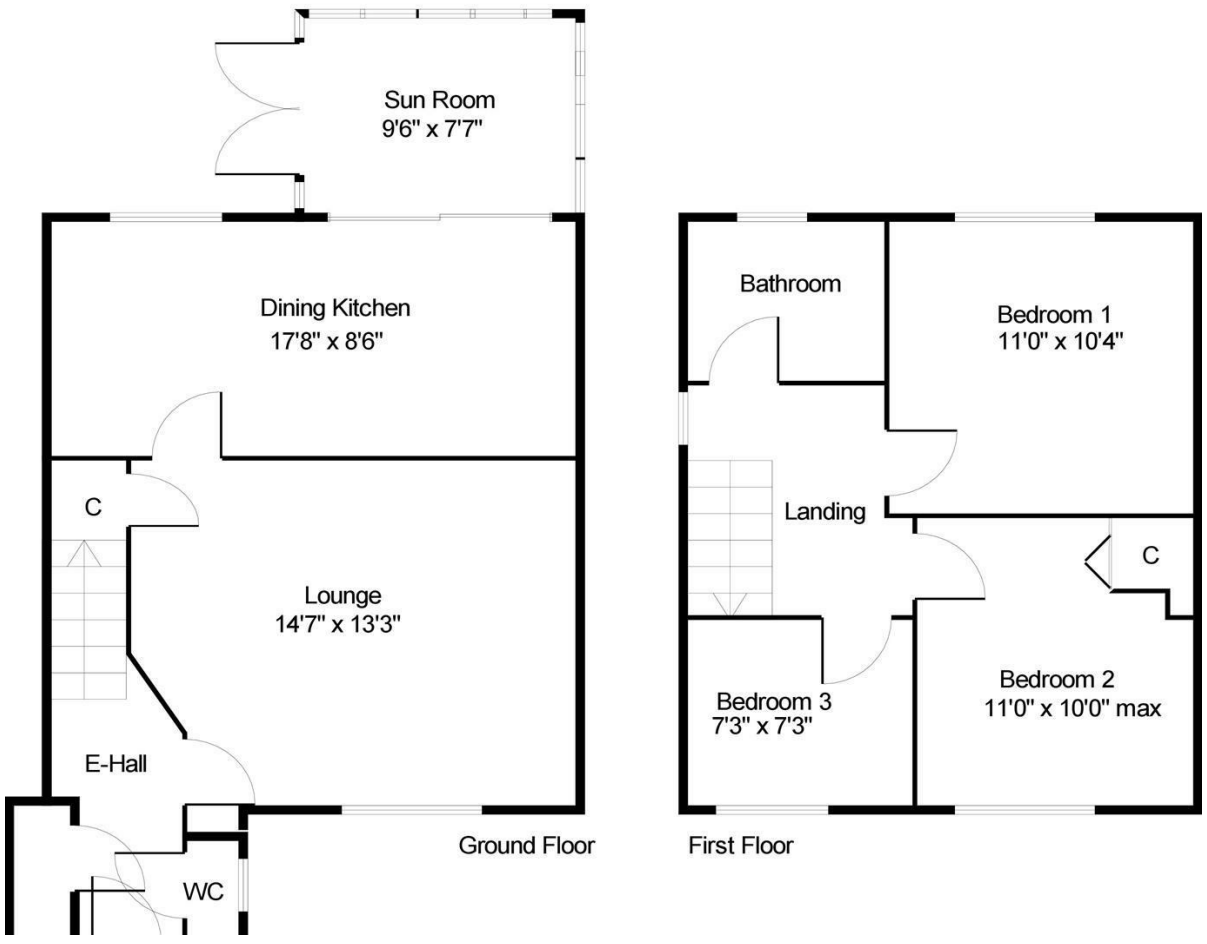
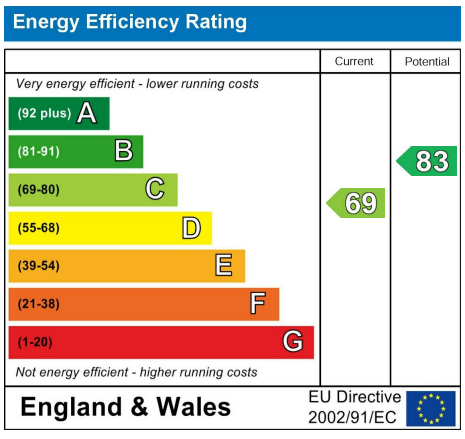
MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.