

Hillsborough Road,Cantley Doncaster

william h brown

welcome to

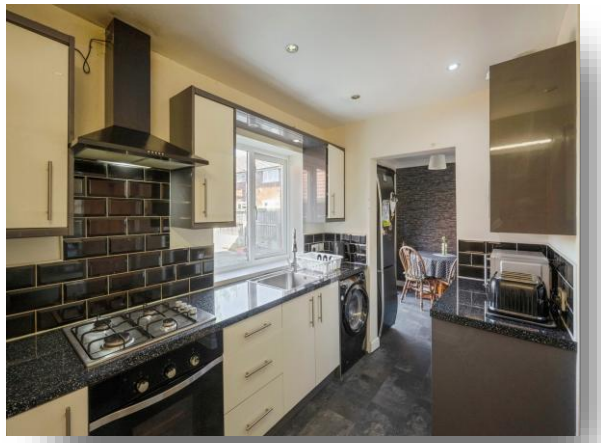
Hillsborough Road,Cantley Doncaster

GUIDE PRICE £160,000 - £170,000 This spacious three bedroom semi-detached home is situated in this popular location close to local amenities and transport links. The property has a family room, downstairs shower room, front and rear gardens and secure gated off road parking.













Entrance Hall
With a front facing sealed unit door and a central heating radiator.

Lounge
14' x 13' 2" (4.27m x 4.01m)
With a front facing double glazed window, a central heating radiator and laminate flooring. The focal point of the room is the feature fireplace housing the electric coal coal effect fire.

Dining Room
7' 6" x 9' 3" (2.29m x 2.82m)
With double glazed patio doors giving access to the garden and a central heating radiator. The dining room is open to the kitchen.

Kitchen
9' 10" x 8' 1" (3.00m x 2.46m)
With a rear 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 gas hob with extractor above, an electric oven, plumbing for a washing machine, complimentary tiling and downlights to the ceiling.

Family Room
8' 11" x 7' 3" to recess (2.72m x 2.21m to recess)
A versatile room which could also be used as an additional bedroom if required. With a front facing double glazed window and sealed unit door. There is laminate flooring, a rear facing sealed unit door and a door giving access to the downstairs shower room.

Downstairs W.C.
Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is complimentary tiling, an extractor fan, a central heating radiator and access to the roof space.

First Floor Landing
With a side facing double glazed window and access to the loft.

Bedroom One
12' 6" x 10' 6" plus recess (3.81m x 3.20m plus recess)
With a front facing double glazed window, a central heating radiator, laminate flooring and an airing cupboard housing the central heating boiler.

Bedroom Two
9' 2" x 13' to recess (2.79m x 3.96m to recess)
With a rear facing double glazed window, a central heating radiator and laminate flooring.

Bedroom Three
8' x 8' 9" incl bulk head for stairs (2.44m x 2.67m incl bulk head for stairs)
With a front facing double glazed window and a central heating radiator.

Bathroom
Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is splashback tiling, laminate flooring, downlights to the ceiling and a central heating radiator.

Outside
To the front of the property there is a secure gated patterned concrete driveway providing off road parking. To the rear of the property there is a lawned garden.

Notes
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Hillsborough Road, Cantley Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- POPULAR LOCATION
- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- GROUND FLOOR SHOWER ROOM AND FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£160,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123381

The Property Ombudsman

Property Ref:
DCR123381 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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