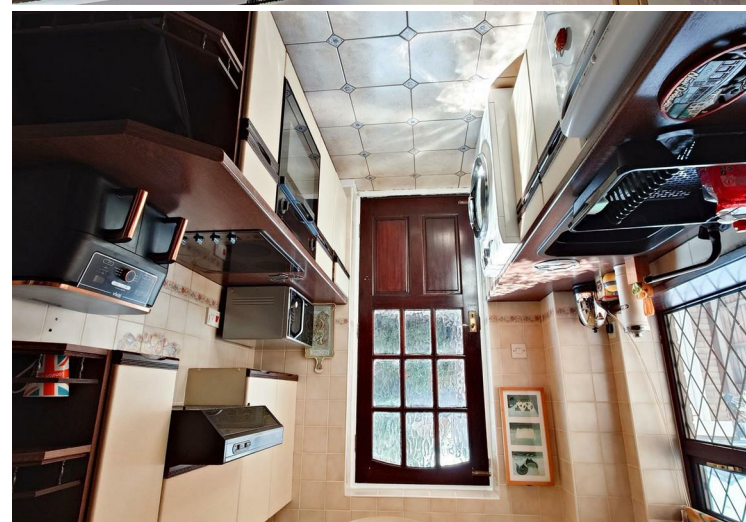
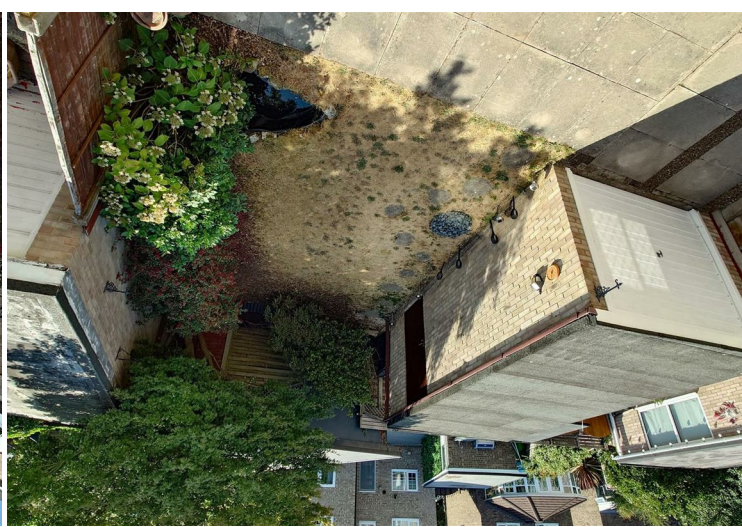
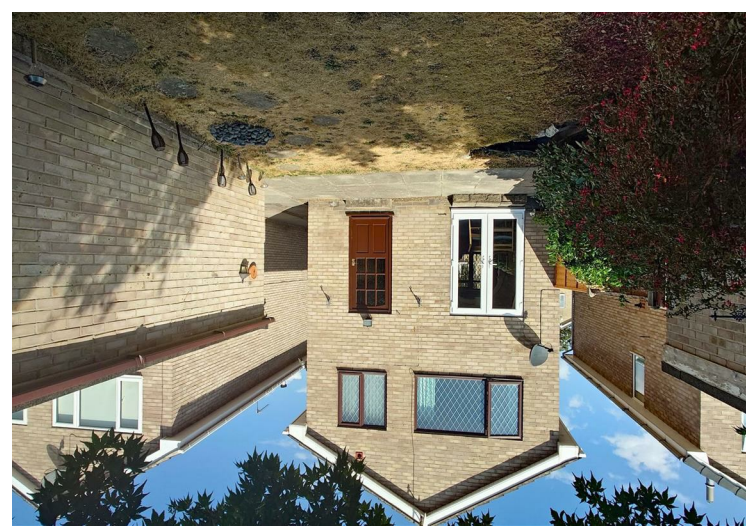




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Staunton Road, Cantley, Doncaster, DN4 6UG
Guide Price £185,000 £200,000

PRICED TO SELL / A 3 BEDROOM DETACHED HOUSE / POPULAR ESTATE ON THE FRINGE OF CANTLEY / GAS CENTRAL HEATING VIA A COMBI BOILER / GREAT POTENTIAL / EARLY VIEWING RECOMMENDED //

Located on this popular roadway, on the fringe of Cantley, Bessacarr and Branton. A 3 bedroom detached house offering great potential. The property has a gas central heating system via a combi styled boiler, PVC double glazing and briefly comprises: Entrance Hall with stairs to the first floor, open plan lounge and dining room and a fitted kitchen. First floor landing, three bedrooms (2 good doubles and a single) and a house bathroom. Outside are front and rear gardens, a long wide driveway and a detached brick garage. The property is well placed with access to local amenities including Macaulay school, Lakeside retail and leisure and Doncaster City Centre. PRICED TO SELL. EARLY VIEWING RECOMMENDED

ACCOMMODATION

A timber entrance door with a decorative glazed inset leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase leading to the first floor accommodation, a central heating radiator, built-in cloaks style cupboard and a central ceiling light. A door from here continues into an open plan lounge and dining room.

LOUNGE AREA

15'5" max x 11'9" max (4.70m max x 3.58m max)

This has been redesigned and opened up to create a spacious open plan lounge and dining room. The lounge area has a deep PVC double glazed bay window to the front, a feature fireplace, gas fire (not tested), a double panel central heating radiator, coving and a central ceiling light. A broad opening continues through into the dining area.

DINING AREA

10'7" x 7'1" (3.23m x 2.16m)

This has newly installed PVC double glazed double opening doors which lead out to the rear garden, a central heating radiator, coving and a central ceiling light.

KITCHEN

10'7" x 7'0" (3.23m x 2.13m)

Fitted with a range of high and low level units finished with a work surface over. There is a four ring ceramic hob with an extractor hood (not tested) above and an integrated oven beneath. There is a coordinating 1½ bowl composite style sink with a mixer tap, room for appliances to include plumbing for automatic washing

machine, fridge and freezer. There is a PVC double glazed window to the side, a substantial timber glazed door giving access into the rear garden, tiled flooring, ceiling light and a deep built-in understairs storage cupboard.

FIRST FLOOR LANDING

This has an access point into the loft space, a PVC double glazed window to the side and a central ceiling light. A cupboard built over the stair bulkhead which houses a gas fired combination type boiler which supplies the domestic water and the central heating systems.

BEDROOM 1

14'4" x 8'8" (4.37m x 2.64m)

A lovely front facing double bedroom. It has a PVC double glazed window to the front, central heating radiator, coving and a central ceiling light

BEDROOM 2

11'9" x 8'8" (3.58m x 2.64m)

A good sized second double bedroom. It has a PVC double glazed window with an outlook into the property's rear garden, a central heating radiator, coving and a central ceiling light.

BEDROOM 3

9'10" x 6'0" (3.00m x 1.83m)

A comfortable single bedroom. It has a PVC double glazed window to the front, central heating radiator, two wall lights and a central ceiling light.

HOUSE BATHROOM

This is fitted with a suite that comprises of a shower style bath with an independent electric shower over including a glazed shower screen, a pedestal wash

hand basin and a low flush WC. There is coving to the ceiling, a PVC double glazed window, central heating radiator, tiling to the four walls and a vinyl floor covering.

OUTSIDE

To the front of the property there is an attractive open plan garden. It is mainly lawned with an ornamental palm tree. A paved driveway provides car standing and continues along the side of the property which leads to a detached brick garage. This has a metal open over door, power and light and a personnel side door.

REAR GARDEN

The rear garden itself is all nicely enclosed and has fencing to the perimeters. There is additional storage behind the garage perfect for bins etc. The garden is mainly lawned with several maturing shrubs and plants, and a paved across the rear elevation creates a seating and patio area.

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 B.

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 a n d 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

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.

