



**Hillsborough Road, Cantley Doncaster**

**welcome to**

**Hillsborough Road, Cantley Doncaster**

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.



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## 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

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR123381 - 0003

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