



Cantley Manor Avenue, Cantley Doncaster

welcome to

Cantley Manor Avenue, Cantley Doncaster

A well presented three bedroom detached family home situated in this popular location, featuring a driveway and garage, a convenience ground floor WC and a low maintenance garden. Perfect for a growing or extended family!



Entrance Hall

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

Lounge

14' 6" x 13' 3" (4.42m x 4.04m)

With a central heating radiator and a front facing double glazed window.

Kitchen

17' 7" x 9' 3" (5.36m x 2.82m)

Fitted with a range of kitchen wall and base units with coordinating worktops housing stainless steel sink and drainer. There is space for a fridge freezer, a electric hob, plumbing for a washing machine, a electric oven and grill and area for a dining table and chairs. There is a central heating radiator, a rear facing double glazed window and sliding doors which gives access to the conservatory.

Conservatory

10' 3" x 7' 10" (3.12m x 2.39m)

With side facing double glazed patio doors which give access to the rear garden. There is a central heating radiator and rear facing double glazed windows providing an abundance of natural light.

Ground Floor W.C

Fitted with a low flush WC, there is a wash hand basin, a side facing obscured double glazed window and central heating radiator.

First Floor Landing

With a side facing double glazed window and access to the loft space which has been boarded.

Bedroom One

10' 11" x 10' 4" (3.33m x 3.15m)

With a central heating radiator and a rear facing double glazed window.

Bedroom Two

11' x 9' 11" (3.35m x 3.02m)

With a front facing double glazed window, a storage cupboard and a central heating radiator.

Bedroom Three

7' 3" x 7' 1" (2.21m x 2.16m)

With a front facing double glazed window, a storage cupboard above the bulkhead of the stairs and a central heating radiator.

Family Bathroom

Fitted with a low flush WC, a hand wash basin and a bath with shower over. There is a heated towel rail and a rear facing obscured double glazed window.

Outside

To the front of the property, there is a spacious driveway which internal leads to the garage and provide spacious off-road parking.

To the rear of the property, there is a low maintenance enclosed garden with spacious patio area and outside tap.

Garage

28' 5" x 10' 2" (8.66m x 3.10m)

The Garage houses the gas central heating boiler.



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welcome to

Cantley Manor Avenue, Cantley Doncaster

- THREE BEDROOM DETACHED
- AMPLE DRIVEWAY AND GARAGE
- SPACIOUS ACCOMMODATION
- WELL PRESENTED THROUGHOUT
- GROUND FLOOR W.C

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125943 - 0002

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