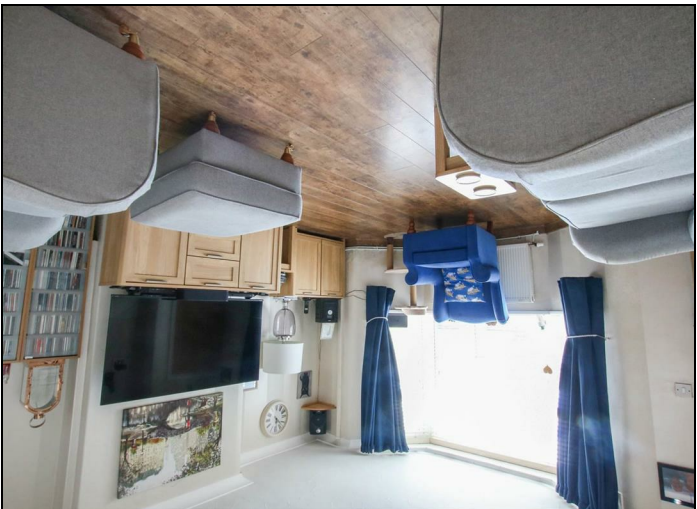
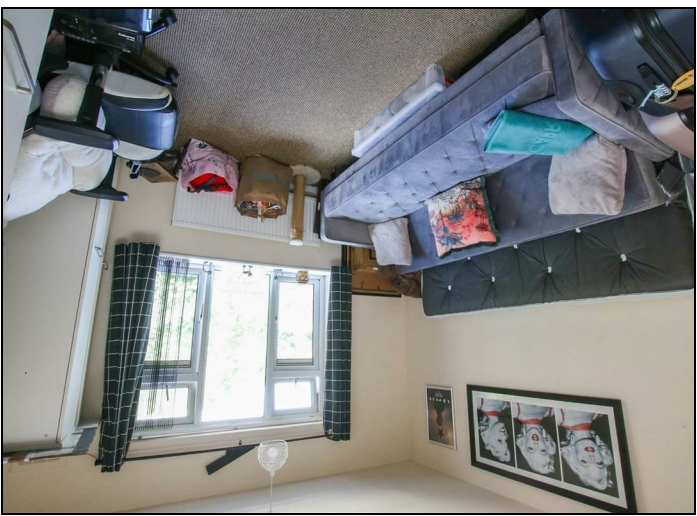
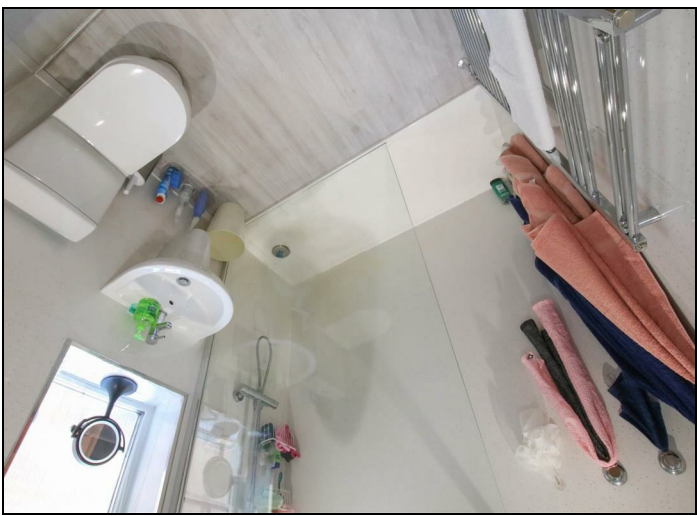
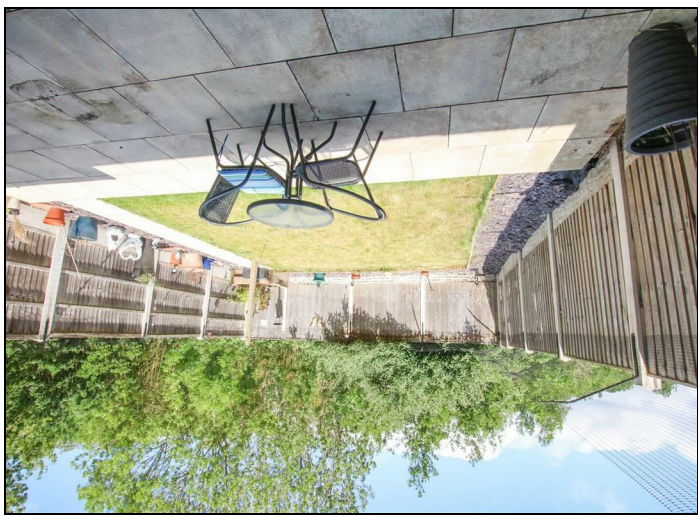




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Aintree Avenue, Cantley, Doncaster, DN4 6HH
Offers Over £160,000

A GOOD SIZED TWO BEDROOM SEMI DETACHED HOUSE / FANTASTIC LOCATION / A PRIVATE REAR GARDEN / FITTED KITCHEN WITH INTEGRATED COOKING APPLIANCES / SPACIOUS LOUNGE / MODERN SHOWER ROOM / GATED OFF ROAD PARKING / VIEWING ESSENTIAL //

Located on the popular roadway, a good sized two double bedroom semi detached house. It has pvc double glazing, gas radiator central heating and briefly comprises: Entrance hall with stairs to first floor, spacious lounge with a deep bay window, dining kitchen with integrated appliances, pantry, rear lobby, several stores, first floor landing, two good sized double bedrooms and a modern shower room. Outside are attractive gardens with the rear enjoying a more private aspect with woodland beyond. Well placed with access to local amenities including Lakeside retail and leisure, Doncaster city centre, plus access to the motorway networks.

ACCOMMODATION

A composite double glazed entrance door leads into the property's entrance hall.

ENTRANCE HALL

This has a staircase to the first floor accommodation, a built in low level cupboard, a coat rail, and a ceiling light. There is a modern contemporary styled interior door which leads into the lounge.

LOUNGE

15'2" x 12'3" max (4.62m x 3.73m max)

This is an attractive room, it has a broad pvc double gazed bay window to the front, a double panel central heating radiator, modern laminate flooring, coving and a central ceiling light.

DINING KITCHEN

13'3" x 8'10" max (4.04m x 2.69m max)

This is fitted with a range of modern high and low level units, finished with a roll edge work surface. There is a four ring electric hob with extractor hood above and integrated oven below. There is a single drainer stainless steel sink unit, recess suitable for washing machine with plumbing, further domestic appliance recesses, vinyl flooring, central heating radiator, ceiling light, pvc double glazed window with an outlook over the rear garden.

PANTRY

This houses the gas fired combination type boiler, which supplies the domestic hot water and central heating systems. There is a pvc double glazed window, ceiling light and shelving with room for a tumble dryer etc.

STORE

A further pvc double glazed exterior door gives access

to an inner lobby where there is a large understairs storage cupboard, a further additional store and pvc double glazed door which gives access onto the side and gardens.

FIRST FLOOR LANDING

There is a pvc double glazed window to the side, central heating radiator, access point into the loft space and doors to bedrooms and bathrooms.

BEDROOM 1

16'9" x 11'0" max (5.11m x 3.35m max)

This is a lovely double room which has a built in open wardrobe to the recess, a pvc double glazed window, central heating radiator and a ceiling light.

BEDROOM 2

11'2" x 10'3" max (3.40m x 3.12m max)

This is a good sized second double bedroom, it has a pvc double glazed window to the rear, central heating radiator, ceiling light and a built in corner cupboard.

CONTEMPORARY SHOWER ROOM

The original bathroom had been upgraded and reconfigured to create a modern contemporary shower room which has a walk in shower with a frameless glass screen, rainfall shower head, floating wash hand basin and a low flush w/c. There is modern waterproof walling to the walls and matching ceiling with inset spotlighting, a vinyl floor covering, contemporary style towel rail/ radiator and a pvc double glazed window.

OUTSIDE

To the front of the property there is a dropped curb giving access onto a gated car parking space with further pedestrian pathway continuing along the side of the property which opens into the rear garden. There is also double covered electric socket at the side of the property.

REAR GARDEN

This is all enclosed with concrete post and timber fencing to the perimeters, there is a paved patio and sitting area with central lawn with slate boarders, along with an outside tap. The rear elevation also enjoys an outlook over woodland, there is a single track railway, but the sellers have reported this to be disused.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

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

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

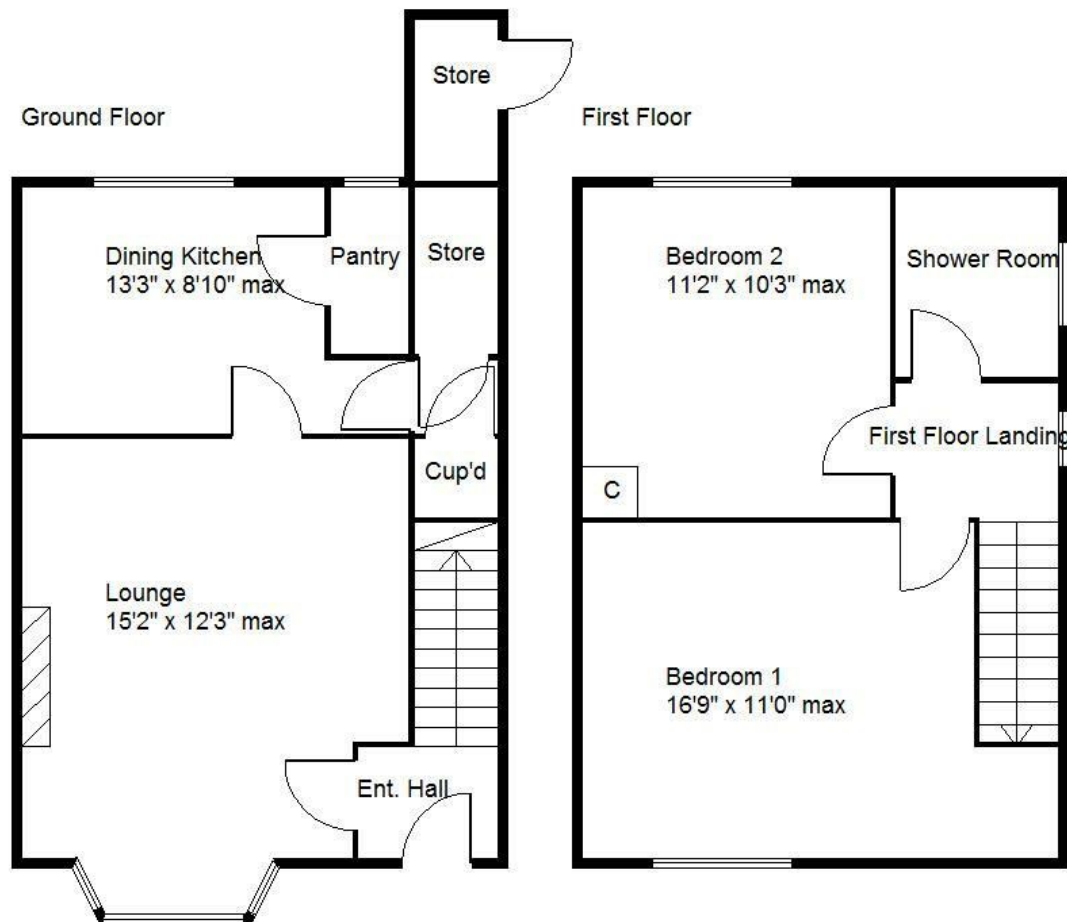
MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

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.

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.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	