



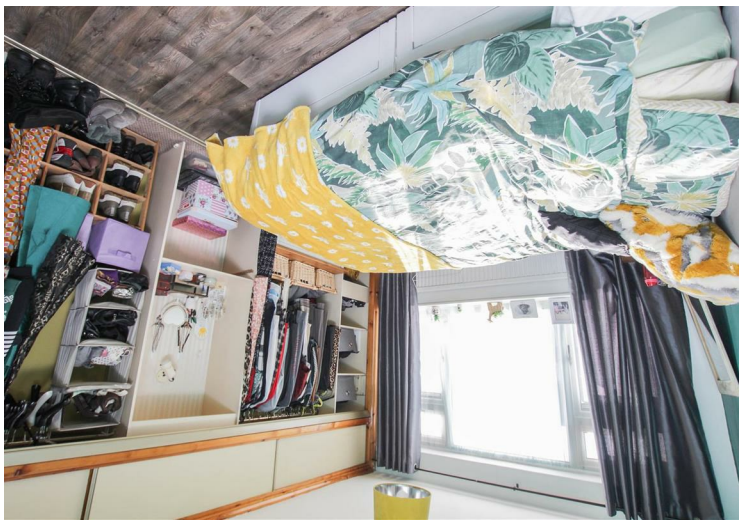



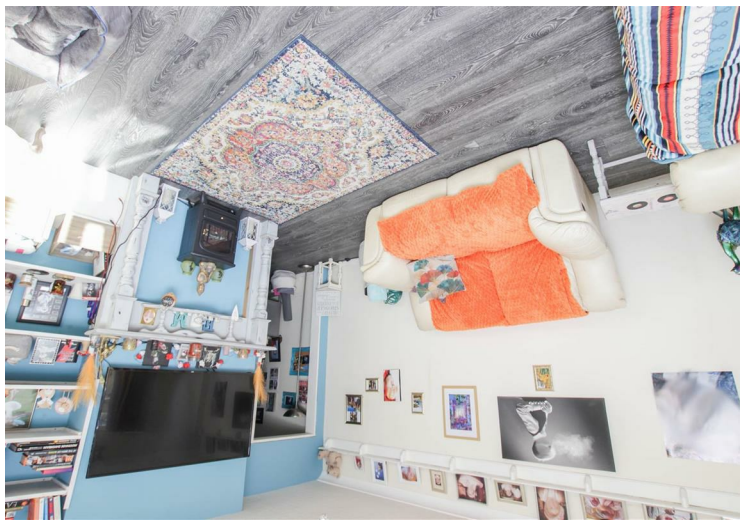
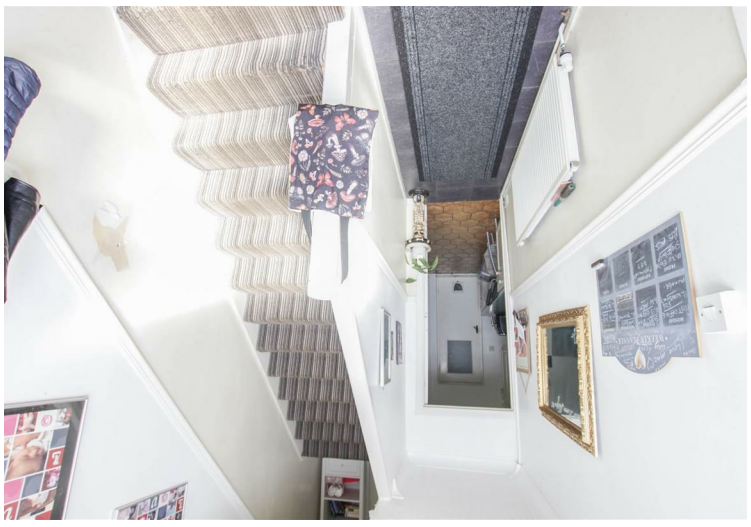

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Aintree Avenue, Cantley, Doncaster, DN4 6HS
Offers Over £155,000

THREE BEDROOM END-TERRACED HOUSE / CORNER GARDENS WITH GATED PARKING TO THE REAR / SPACIOUS LIVING ACCOMMODATION / THREE GOOD SIZED BEDROOMS / REQUIRES A DEGREE OF MODERNISATION/ WELL PLACED WITH ACCESS TO LOCAL AMENITIES AND LAKESIDE RETAIL AND LEISURE //

Located on this popular roadway a good sized three bedroom end terrace house. The property has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall with stairs to first floor, lounge with bay window, separate dining area, kitchen, rear lobby, ground floor utility, W/C & store. First floor landing, three good sized bedrooms and a bathroom with shower. Outside are corner gardens, rear gated parking. All well placed with access to local amenities including Lakeside Retail and Leisure, the city centre and good local schools.

ACCOMMODATION
A PVC double glazed entrance door with matching side screen leads into the property's entrance hall.

ENTRANCE HALL
This has a staircase leading to the first floor accommodation, tiled floor covering, central heating radiator, central ceiling light and door leading through into the lounge.

LOUNGE
14'10" max x 11'10" max (4.52m max x 3.61m max)
A front facing reception room it has a broad PVC double glazed bay window to the front, a double panelled central heating radiator, feature fireplace, modern laminate floor covering, coving, central ceiling light and a decorative rail. A broad opening continues into the dining room.

DINING ROOM
11'8" max x 10'3" max (3.56m max x 3.12m max)
From here there are two PVC double opening doors that lead into the rear garden, laminate floor covering, central heating radiator, coving and central ceiling light.

KITCHEN
11'8" x 8'2" (3.56m x 2.49m)
This is fitted with a range of base and wall units with work surface over, there is a single drainer stainless steel sink unit, four ring gas hob, central heating radiator, tiled flooring and a broad PVC double glazed window. A doorway gives access to an understairs style pantry with PVC double glazed window and cold shelf. To the far end of the kitchen a door gives access into a rear lobby.

REAR LOBBY
This has a PVC double glazed exterior door, provides ample storage and a second door giving access into a utility/WC.

UTILITY / WC
8'6" max x 7'3" max (2.59m max x 2.21m max)
This has plumbing for automatic washing machine, room for tumble drier etc. a low flush W/C, wash hand basin and inset spot lighting.

FIRST FLOOR LANDING
A PVC double glazed window to the side elevation, access point into the loft and doors to the bedrooms and bathroom.

BEDROOM 1
12'6" max x 10'6" max (3.81m max x 3.20m max)
A large double bedroom it has a PVC double glazed window to the front, central heating radiator, vinyl floor covering, central ceiling light and built-in open wardrobes with hanging and storage.

BEDROOM 2
12'2" max x 11'8" max (3.71m max x 3.56m max)
A good sized second double bedroom, it has a PVC double glazed window with an outlook over the property's rear garden, double panelled central heating radiator, coving and central ceiling light.

BEDROOM 3
8'7" x 8'0" (2.62m x 2.44m)
A very good sized third bedroom as evidenced by the room measurements, there is a PVC double glazed window to the rear, central heating radiator and central ceiling light.

BATHROOM
This is fitted with a white suite which comprises of a panelled bath with shower over, wash basin and low flush W/C. There is a PVC double glazed window, central heating radiator, vinyl flooring and built-in boiler cupboard which houses a wall mounted combination type boiler which supplies the domestic hot water and central heating systems.

OUTSIDE
The property stands on an attractive corner plot, with gardens to the front side and rear. There is a rear driveway which provides access to a gated car standing 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 2024.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1,000 mbps and upload speeds of up to 1,000 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.

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