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Cantley Manor Avenue, Cantley, Doncaster, DN4 6TW
Offers Over £220,000

LARGE EXTENDED 3 BEDROOM SEMI DETACHED HOUSE / LARGE OPEN PLAN LIVING DINING KITCHEN / GROUND FLOOR W/C / REMODELED BATHROOM/ EXTENDED THIRD BEDROOM / GREAT LOCATION CLOSE TO AMENITIES / CHAIN FREE / VIEWING ESSENTIAL //

Extended twice, this very large 3 bedroom semi detached house offers more space than possibly meets the eye and includes a fantastic large open plan living /dining /kitchen. It has a gas radiator central heating system, PVC double glazing and briefly comprises: Entrance hall, spacious lounge, large open plan living /dining /kitchen with integrated appliances, inner lobby, ground floor W/C, first floor landing, 3 good sized bedrooms including extended bedroom 3 plus a remodelled bathroom. Outside, there are attractive gardens, the front provides off road parking with a car port to the front whilst the rear is nicely enclosed. Popular residential area, a fantastic family home... early viewing is recommended.

ACCOMMODATION

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

ENTRANCE HALL

This is a good size, it has a PVC double glazed window to the front, a central heating radiator and a central ceiling light.

LOUNGE

17'6" max x 13'4" (5.33m max x 4.06m)

This is a large open room, it has a staircase leading to the first floor accommodation, a PVC double glazed window to the front, a feature fireplace, a central ceiling light and a double panel central heating radiator. From here 2 double doors lead into a large extended open plan living dining kitchen.

OPEN PLAN LIVING /DINING /KITCHEN

24'2" max x 17'7" max (7.37m max x 5.36m max)

This is probably better demonstrated by the floor plan and photographs. The kitchen is fitted with a range of modern high and low level units finished with a rolled edge work surface that extends to provide a peninsula style breakfast bar. There is a four ring ceramic hob with a stainless steel backdrop and an extractor hood above and a range of integrated appliances including a double oven, dishwasher plus a recess for an American style fridge freezer (included in the sale price). There are 3 PVC double glazed windows including sliding patio doors which open onto the rear garden, a central heating radiator, inset spotlighting to the ceiling and a door which leads to a side lobby.

SIDE LOBBY

This has a PVC double glazed door which leads to the car port, a ceiling light and a second door into the ground floor W/C.

GROUND FLOOR W/C

Fitted with a modern 2 piece white suite comprising of a low flush W/C, a wash hand basin, tiled walls, tiled flooring, a central heating radiator, a PVC double glazed window and a ceiling light.

FIRST FLOOR LANDING

This has a PVC double glazed window to the side, an access point into the loft space with retractable ladders and some loose boarding to provide some storage and doors leading to the bedrooms and bathroom.

BEDROOM 1

11'4" max x 11'0" (3.45m max x 3.35m)

A good size double bedroom, it has a PVC double glazed window to the rear, a central heating radiator and a central ceiling pendant light.

BEDROOM 2

11'4" max x 11'0" (3.45m max x 3.35m)

A comfortable sized second double bedroom, it has a PVC double glazed window to the front, a central heating radiator, a central ceiling light and a built in cupboard which houses a gas fired combination type boiler which supplies domestic hot water and central heating systems.

BEDROOM 3

15'9" max x 7'9" max (4.80m max x 2.36m max)

This has been extended and now creates a much larger space, it has a PVC double glazed window to the front, a central heating radiator and 2 ceiling pendant lights.

CONTEMPORARY STYLED BATHROOM

The bathroom has been upgraded and remodeled and is fitted with a modern white suite that comprises of a shower bath including a rain fall style shower head and glazed shower screen, a wash hand basin inset to a vanity unit and a low flush W/C. There is modern marble effect waterproof walling to the bathing and splashback areas, a

contemporary style towel rail/ radiator, a PVC double glazed window, vinyl flooring and central ceiling light.

OUTSIDE

To the front of the property, there is a block paved driveway which provides car standing, a raised flower border stocked with a variety of shrubs and plants and hedging. There are double opening doors which give access into the car port.

REAR GARDEN

Nicely enclosed with concrete posts and timber fencing to the perimeters, there is a paved patio and sitting area which extends part way across the rear elevation, shaped flower beds and borders stocked with a variety of maturing shrubs and plants and external water, power and lighting.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing. Age of units various.

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

COUNCIL TAX - Band B.

SOLAR PANELS - The property is fitted with solar panels that are owned by the seller. To be included in the sale price.

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

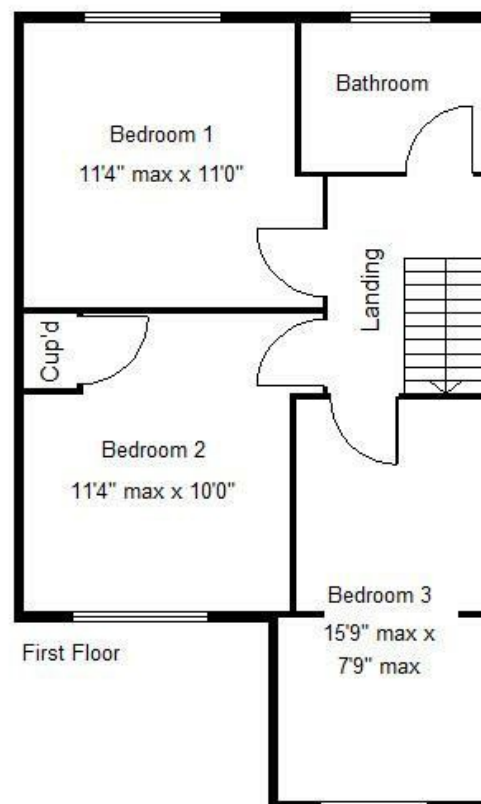
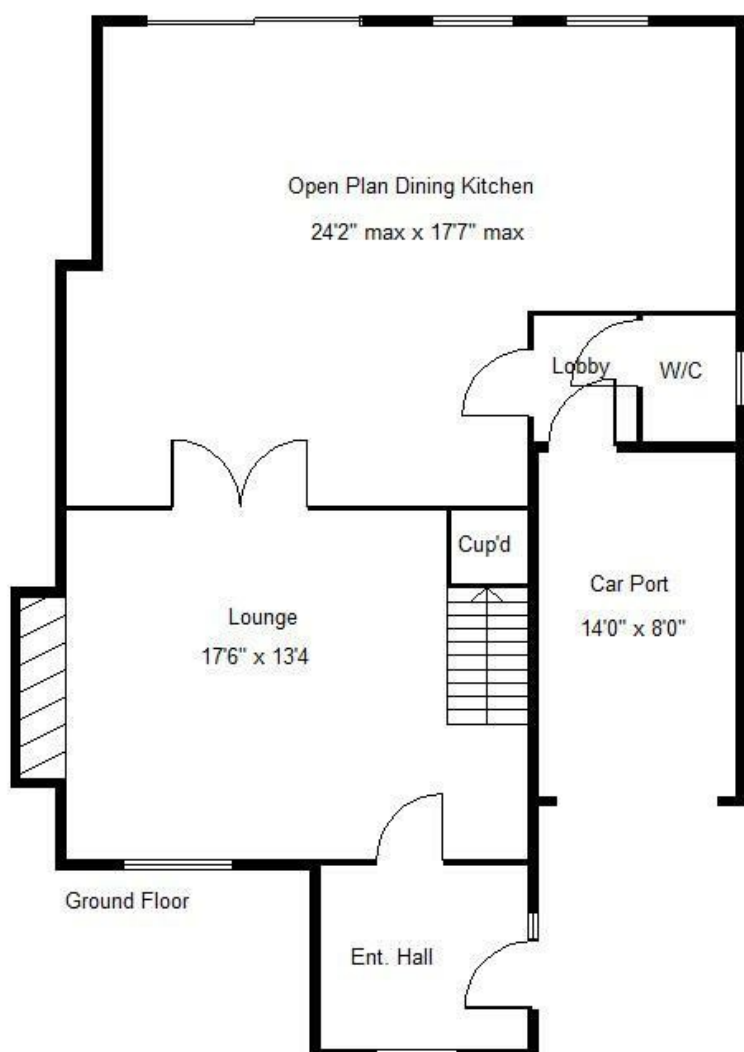
contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(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	