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# Cantley Manor Avenue

Bessacarr, Doncaster DN4 6TW

£210,000

3 1 1 C

Council Tax: C





# 85 Cantley Manor Avenue

Bessacarr, Doncaster, DN4 6TW

## £210,000





### ACCOMMODATION
Composite double glazed entrance door leading into the Entrance Lobby.

### ENTRANCE HALL
Radiator, storage cupboard and stairs rising to the first floor accommodation.

### W.C.
Suite comprising low flush w.c., corner wash hand basin and uPVC double glazed window to the side elevation, radiator.

### LOUNGE
14'7" x 13'3" (4.46m x 4.06m )
Inset fireplace with marble surround and hearth, wooden type laminate flooring, radiator, uPVC double glazed window to the front elevation and radiator.

### DINING KITCHEN
17'8" x 8'6" (5.39m x 2.61m )
Fitted kitchen comprising wall and base units with complementary work surface, one and a half bowl sink and drainer, gas hob with electric oven and extractor over, space for washing machine, radiator, herringbone style laminate flooring, uPVC double glazed window to the rear elevation and sliding doors to the rear giving access into:

### CONSERVATORY
9'6" x 7'7" (2.92m x 2.32m )
Double glazed doors giving access out to the rear garden, radiator.

### FIRST FLOOR LANDING
8'10" x 6'11" (2.70m x 2.12m )
uPVC double glazed window to the side elevation, access to boarded loft space.

### BEDROOM ONE
10'11" x 10'4" (3.35m x 3.17m)
uPVC double glazed window to the rear elevation and radiator.

### BEDROOM TWO
11'0" x 10'0" (3.37m x 3.05m )
uPVC double glazed window to the front elevation, built in storage cupboard and radiator.

### BEDROOM THREE
7'3" x 7'3" (2.23m x 2.21m )
uPVC double glazed window to the front elevation, storage cupboard over the bulkhead and radiator.

### FAMILY BATHROOM
Three piece white suite comprising low flush w.c, pedestal wash hand basin, panelled bath with shower over, uPVC double glazed window, tiling to walls, laminate flooring, radiator/towel rail.

### EXTERNALLY
To the front of the property is a driveway providing off road parking which in turn leads to the garage. The rear enclosed garden is low maintenance with patio area and outside tap.

### GARAGE
With up and over door and housing the gas fired central heating boiler.

### TENURE - Freehold

## COUNCIL TAX

Through enquiry of the Doncaster Council we have been advised that the property is in Rating Band 'C'

Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted at £45.00 + VAT









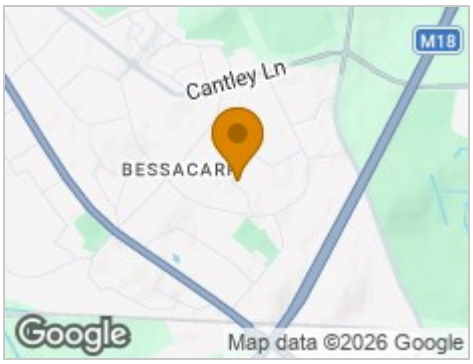
## Road Map



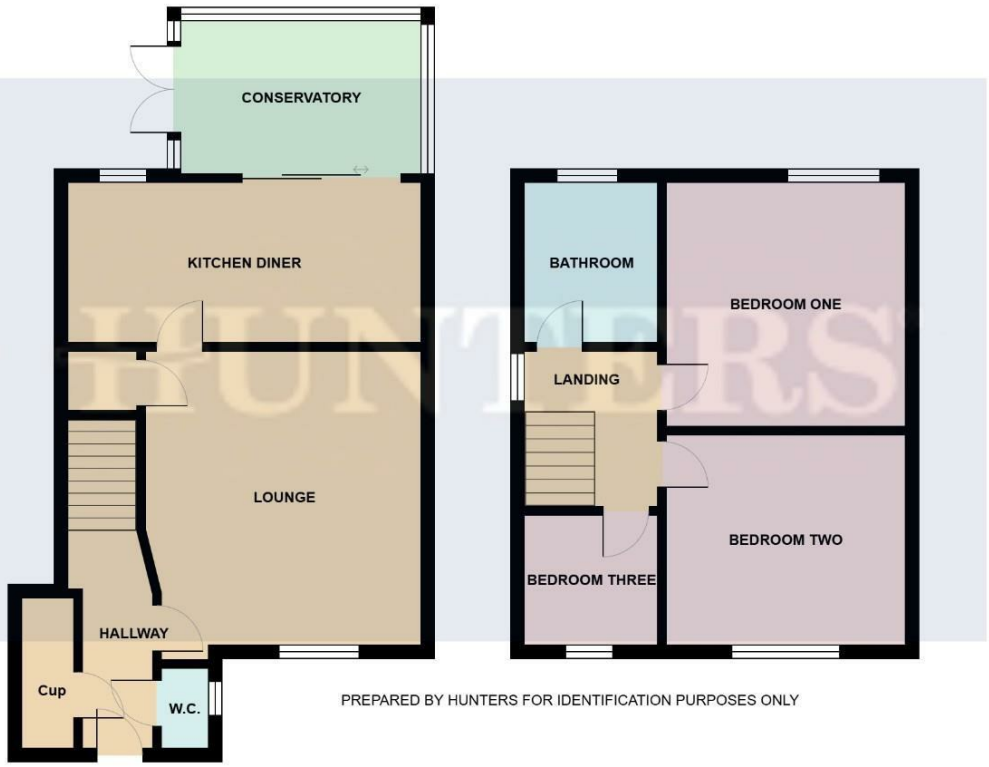

## Hybrid Map




## Terrain Map



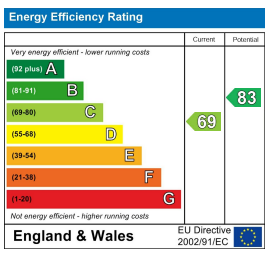

## Floor Plan

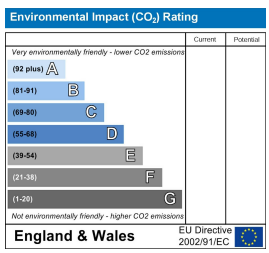



## Viewing

Please contact our Hunters Gainsborough Office on 01427 616118 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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