

ASCOT AVENUE, CANTLEY, DONCASTER, DN4 6HE

**OFFERS IN REGION OF £120,000**





**LOCATED ON ASCOT AVENUE IN CANTLEY, YOU WILL NOT WANT TO MISS THIS TWO BEDROOM SEMI-DETACHED HOME.**

A fabulous deceptively spacious property that has generous garden space, detached single garage and overlooks Rose Hill to the rear. This delightful house will impress all buyers with the well proportioned accommodation that briefly comprises of entrance hallway, living/dining room, conservatory, kitchen, side entrance area with utility/storage space, stairs, landing, two double bedrooms, shower room, separate WC, front/rear gardens and a detached single garage with rear access. A GREAT BUY AND AVAILABLE WITH NO UPWARD CHAIN.

#### **ENTRANCE HALL**

7' 1" x 9' 11" (2.18m x 3.04m) On entering this lovely two bedroom property in the heart of Cantley you will be impressed by the brightness throughout, the hallway is accessed via the side facing double glazed door, front facing double glazed window, radiator, storage cupboard, coving to the ceiling and stairs to the first floor landing.

#### **LIVING ROOM**

10' 4" x 16' 7" (3.16m x 5.06m) Beautiful reception space with rear facing double glazed sliding doors to the conservatory, feature electric fireplace with a decorative surround, front facing double glazed window, radiator and coving to the ceiling.



#### **CONSERVATORY**

9' 4" x 9' 9" (2.87m x 2.99m) Fabulous room overlooking the rear gardens via the rear facing double/side facing double glazed windows and side facing double glazed French doors to the patio.

## KITCHEN

7' 2" x 8' 6" (2.20m x 2.61m) With a range of fitted kitchen units at both eye and base level, work surfaces incorporating a single bowl sink with drainer, storage cupboard beneath the stairs, radiator, rear facing double glazed window and door to the side entrance area.

## SIDE ENTRANCE

2' 11" x 6' 0" (0.89m x 1.85m) Benefiting from side facing double glazed door, two side facing double glazed windows, tiled flooring, access to the utility space and also the storage cupboard.

## UTILITY SPACE

5' 1" x 5' 10" (1.57m x 1.78m) Rear facing double glazed window, wall mounted boiler unit, plumbing for a washing machine and space for a tumble dryer.

## STORAGE SPACE

5' 4" x 3' 6" (1.63m x 1.08m)

## STAIRS

Leading from the entrance hallway to the first floor landing.

## LANDING

6' 4" x 5' 2" (1.94m x 1.60m) Providing access to bedrooms/shower room/WC, side facing double glazed window, storage cupboard and a loft access point.

## BEDROOM

14' 4" x 9' 9" (4.38m x 2.98m) Lovely double bedroom with two front facing double glazed windows, storage cupboard above the stairs and a radiator.







### BEDROOM

9' 7" x 9' 1" (2.94m x 2.79m) Overlooking the delightful rear garden via the rear facing double glazed window, radiator and fitted wardrobes.

### SHOWER ROOM

5' 1" x 5' 7" (1.56m x 1.72m) Comprising of a wash hand basin, corner shower cubicle, tiled walls, radiator and a rear facing double glazed frosted window.

### WC

2' 7" x 5' 7" (0.79m x 1.72m) With a low flush WC and a side facing double glazed frosted window.

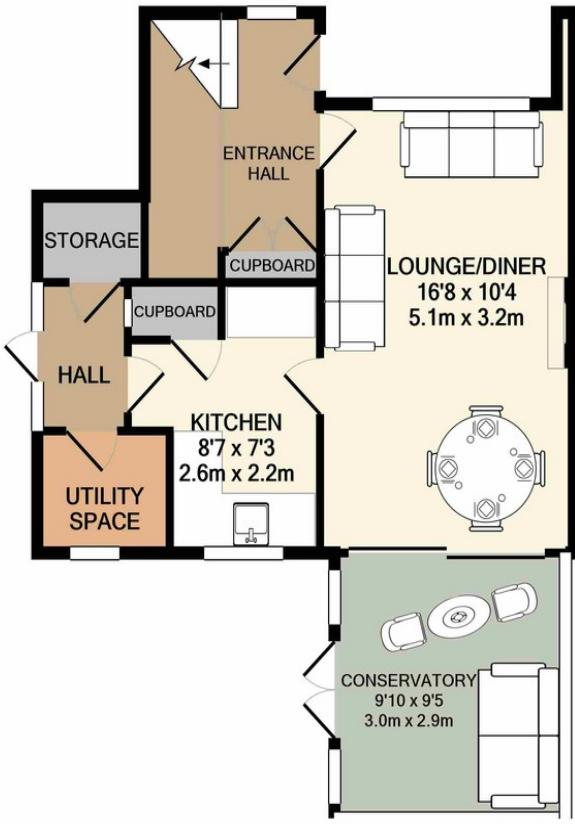
### FRONT GARDEN

Wall/fence enclosed garden with a paved pathway leading to the property, central lawn/shrub bed area, plus a side access gate to the rear garden.

### REAR GARDEN & GARAGE

Beautifully landscaped rear garden with central raised lawn, shrub beds, paved patio area, shed, rear access gate and a detached single garage with an up and over door.

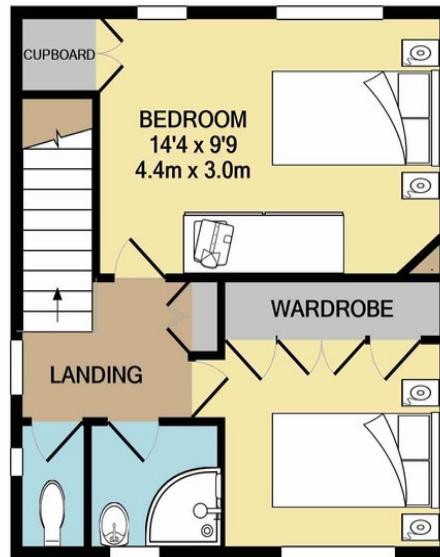




GROUND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



1ST FLOOR  
APPROX. FLOOR  
AREA 350 SQ.FT.  
(32.5 SQ.M.)

