



Goodison Boulevard, Cantley Doncaster

welcome to

Goodison Boulevard, Cantley Doncaster

This spacious extended three bedroom family home is situated in this sought after location benefiting from front and rear gardens, off road parking and a brick built double garage to the rear. Close to a host of local amenities and excellent transport links!



Entrance Hall

With a front facing double glazed window, a side facing sealed unit door and a useful cloak cupboard.

Lounge

With a front facing double glazed window and a central heating radiator. There is a wall mounted coal effect fire, coving to the ceiling and a useful understairs storage cupboard.

Dining Kitchen

With a side facing double glazed window. Fitted with a range of kitchen wall and base unit with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. There is complimentary tiling, plumbing for a dishwasher, an electric cooker point with splashback and an extractor above. The room gives access to the utility room.

Utility Room

With a rear facing double glazed window and side facing French doors. There is plumbing for a washing machine, space for a dryer and access to the ground floor W.C

Ground Floor W.C

Fitted with a low flush W.C, a hand wash basin and tiling to the walls and floor.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

With a front facing double glazed window, laminate flooring and a central heating radiator. The room gives access to the dressing area and en-suite W.C.

Dressing Area

With storage cupboard and access to the en-suite.

En-Suite W.C

With a low flush W.C, a hand wash basin and tiling to the walls and floor.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a front facing double glazed window and a central heating radiator.

Family Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit and a double shower cubicle with shower. There is a heated towel rail and an extractor fan.

Outside

To the front of the property there is an artificial lawned garden with a driveway to the side which in-turn leads to the brick built garage. To the rear of the property there is an enclosed garden with patio area and shed.

Garage

With electric doors, lights and power.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Goodison Boulevard, Cantley Doncaster

- THREE BEDROOM DETACHED FAMILY HOME
- DINING KITCHEN AND UTILITY ROOM
- GROUND FLOOR W.C
- OFF ROAD PARKING AND GARAGE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£285,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125859 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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