



315 Goodison Boulevard, Doncaster, DN4 6TP
Offers In Excess Of £300,000 Freehold


MARTIN&CO

Goodison Boulevard, Cantley

4 Bedrooms, 1 Bathroom

Offers In Excess Of £300,000

- Four Bedrooms.
- Detached.
- Integral Garage.
- Driveway.
- Popular Location.
- Landscaped gardens .
- Close to Local Amenities.

Martin&Co are pleased to present this beautifully presented four bedroom family detached home situated within the popular area of Cantley. Briefly comprising of a Kitchen, Living Room and Dining Room on the ground floor. Three double bedrooms, a single bedroom and family bathroom on the first floor. Also benefits from landscaped gardens, Driveway and Integral Garage. Call now to arrange a viewing!

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LIVING ROOM 11' 0" x 22' 0" (3.35m x 6.71m) A spacious dual aspect Living Room complimented with feature fireplace.

KITCHEN 11' 9" x 9' 2" (3.58m x 2.79m) With a range of wood effect shaker style wall and base units, complimented with grey worktops. Also benefits from an integrated Gas oven, hob and Extractor fan. There is also plumbing for a washing machine.

DINING ROOM 8' 5" x 12' 4" (2.57m x 3.76m) Leading from the kitchen, a generous sized dining room, perfect for entertaining!

BEDROOM 11' 3" x 11' 10" (3.43m x 3.61m) A double bedroom situated on the first floor.

BEDROOM 8' 6" x 10' 6" (2.59m x 3.2m) A second double bedroom situated on the first floor.

BEDROOM 7' 2" x 9' 8" (2.18m x 2.95m) A third double

bedroom situated on the first floor.

BEDROOM 7' 3" x 9' 1" (2.21m x 2.77m) A single bedroom situated on the first floor.

BATHROOM 8' 2" x 5' 11" (2.49m x 1.8m) A family bathroom fitted with white two piece suite and corner shower unit.









Ground Floor



Approximate total area⁽¹⁾

980.2 ft²
91.06 m²

(1) Excluding balconies and terraces.

While every attempt has been made to

Martin & Co Doncaster

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

