



40 AMANDA DRIVE DONCASTER, DN7 6SQ

£895 PER CALENDAR MONTH

Viewing is essential to appreciate the accommodation offered on this modernised three bedroom semi detached house, situated within this sought after location, briefly comprising of:- gas central heating system, double glazing, entrance hall, lounge, Shaker style kitchen with grey units, stairs and landing, White bathroom suite. Enclosed laid to lawn rear garden, off street parking.

Access to M18/M180/M62/A1 motorway networks.

EPC:





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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