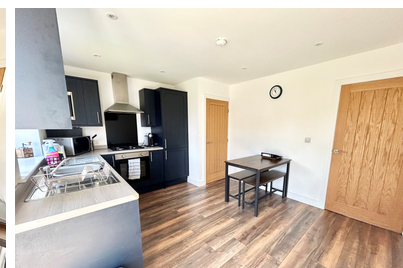
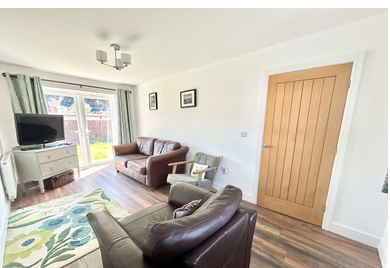


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## St Vincents Avenue, Doncaster

£190,000

**\*\*\* PERFECT OPPORTUNITY FOR FTB OR INVESTOR\*\*\***

3Keys Property are delighted to present to the open sales market this 3 bedroom semi detached property in the popular village of Branton, Doncaster. The property is ready to move into and must be viewed to be appreciated. In addition to an open plan kitchen/dining area, the property benefits from off street parking, block paved patio and lawn to rear garden. This modern family home is ready to move into and viewings are available via 3Keys Property 01302 867888.

- SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER BRANTON VILLAGE LOCATION
- KITCHEN/DINER WITH FRENCH DOORS OUT TO THE GARDEN
- DOWNSTAIRS WC
- DRIVEWAY AND ENCLOSED REAR GARDEN WITH PATIO & LAWN AREA
- 3 BEDROOMS
- FULLY FITTED KITCHEN WITH APPLIANCES
- SEPARATE LOUNGE WITH FRENCH DOORS LEADING TO GARDEN
- PART TILED FAMILY BATHROOM
- SUPERB ACCESS TO MOTORWAYS AND LOCAL TRANSPORT NETWORK LINKS



## ENTRANCE

Black composite multi lock front door leading to hallway with radiator, single pendant light fitting and fitted carpet to floor.

## LOUNGE

2.9m x 5.5m (9' 6" x 18' 1") Front aspect window and rear aspect French doors leading to garden. Single pendant light fitting, radiator, and fitted carpet to floor.

## KITCHEN/DINER

4.17m x 3.5m (13' 8" x 11' 6") Fully fitted with a range of floor and wall units, integrated electric oven and gas hob with extractor hood, washing machine and fridge/freezer. Stainless steel single bowl sink unit with mixer tap, rear aspect window and rear aspect French doors leading out on to garden. Led down lights, vinyl floor covering to floor and radiator.

## GROUND FLOOR WC

0.9m x 1.7m (2' 11" x 5' 7") Front aspect obscure glass window, wash basin with tiled splash backs, wc, vinyl floor covering to floor, down lights and radiator.

## MASTER BEDROOM

4.1m reducing to 3.3 x 2.5m (13' 5" x 8' 2") Rear aspect window, with fitted carpet, single pendant light fitting and radiator.

## BEDROOM 2

3m x 2.5m increasing to 3.5m (9' 10" x 8' 2") Double bedroom with rear aspect window, fitted carpet, single pendant light fitting and radiator.

## BEDROOM 3

2.3m x 2.9m (7' 7" x 9' 6") Double bedroom with front aspect window, fitted carpet, single pendant light fitting and radiator.

## BATHROOM

2.36m x 1.9m (7' 9" x 6' 3") .Part tiled with white bathroom suite comprising bath tub and shower over, wash basin, wc. front aspect obscure glass window, vinyl floor covering to floor, chrome towel rail and led down lights

## LANDING

Spacious landing with storage cupboard, fitted carpet to floor, single pendant light fitting and radiator.

## EXTERNAL

To the front of the property is a paved path leading to the front door, block paved driveway and shrub borders. To the rear of the property is an enclosed garden with patio and laid to lawn area.

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – B

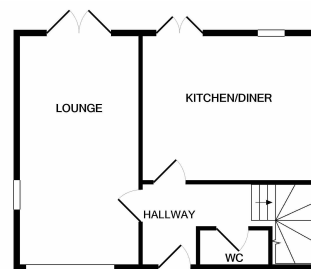
Tenure – Freehold

### DISCLAIMER

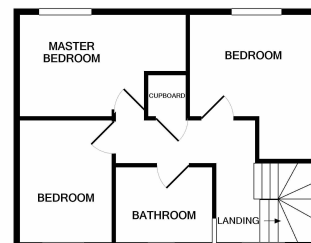
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

### Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.



GROUND FLOOR  
APPROX. FLOOR  
AREA 419 SQ.FT.  
(38.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 420 SQ.FT.  
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 839 SQ.FT. (78.0 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

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