

Anson Grove
Auckley
DN9 3QN
01302 867888

 3KeysProperty



Persimmon Close, Doncaster

£145,000

3Keys Property are proud to present this lovely 3 bedroom mid terrace family home, situated in this quiet cul de sac in Rossington, Doncaster. The property is well presented throughout with a recently installed bathroom suite with bath tub and walk in shower, lounge with a dining area which opens up on the rear garden, fitted kitchen and ground floor wc. The front and rear gardens are landscaped and the property has solar panels which help to reduce energy bills. To view this property, call 3Keys Property today 01302 867888.

- 3 BEDROOM FAMILY HOME
- RECENTLY REFURBISHED BATHROOM WITH BATH TUB AND WALK IN SHOWER
- FITTED KITCHEN WITH RANGE OVEN
- WELL MAINTAINED GARDENS TO THE FRONT AND REAR.
- EASY ACCESS TO THE MOTORWAY NETWORK AND CITY CENTRE
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE AND DINING ROOM WITH FRENCH DOORS ONTO REAR GARDEN
- GROUND FLOOR WC AND UTILITY AREA.
- ENERGY SAVING SOLAR PANELS WITH SHADE GREENER
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

PROPERTY DESCRIPTION

3Keys Property are proud to present this lovely 3 bedroom mid terrace family home, situated in this quiet cul de sac in Rossington, Doncaster. The property is well presented throughout with a recently installed bathroom suite with bath tub and walk in shower, lounge with a dining area which opens up on the rear garden, fitted kitchen and ground floor wc. The front and rear gardens are landscaped and the property has solar panels which help to reduce energy bills.

Accommodation briefly comprises of an entrance hall with open plan storage space under stairs, lounge with front aspect window and dining area with French doors onto the landscaped rear garden. The kitchen is fitted with a range of floor and wall units and gives access to rear lobby with Storage and a separate WC. The landing is spacious and gives access to all rooms. Bedroom 1 has fitted wardrobes, bedroom 2 is a double bedroom and bedroom 3 is a good size single bedroom. The fully tiled family bathroom has been recently refurbished and has both a bath tub and walk in shower.

The external space is delightful with landscaped gardens, all well maintained and providing a secure place for children and pets. To view this lovely property, contact 3Keys Property on 01302 867888.

PROPERTY DESCRIPTION

The entrance hallway gives access to the kitchen and lounge as well as stairs to the first floor. Wood effect laminate floor, radiator and single pendant light fitting.

The lounge has a front aspect window with carpet to floor, radiator and single pendant light fitting, the dining area is open plan from the lounge and has wood effect laminate flooring, radiator, single pendant light fitting and French doors onto garden.

A rear aspect kitchen with fitted wall and floor units, range oven, extractor fan, plumbing for washing machine and tumble dryer, space for fridge/freezer, store cupboard, wood effect laminate flooring, radiator and single pendant light fitting. Door to rear lobby which gives access to a further store cupboard and wc with hand basin.

FIRST FLOOR

Landing is spacious and f= gives access to all 3 bedrooms and family bathroom as well as loft. There is carpet to floor, single pendant light fitting and a store cupboard.

Bedroom 1 is front aspect with fitted wardrobes, carpet to floor, single pendant light fitting and radiator. Bedroom 2 is double with rear aspect window, carpet to floor, single pendant light fitting and radiator. Bedroom 3 is front aspect with carpet to floor, radiator and single pendant light fitting.

The modern family bathroom has recently been refurbished and fully tiled. The white suite comprises of a bath tub, walk in shower, hand basin and wc. The floor has a vinyl covering, there is a heated towel rail and led downlighting.

EXTERNAL

To the front of the property is a fully enclosed garden with a mix of paving and decorative stone. There is a range of flowers and shrubs which make a lovely welcome to this property. The rear garden has recently laid patio, grass lawn, decorative stone and trees. There is an area to store bins, garden shed and access gate to the rear. The property is well located for local amenities and schools and is in easy distance to the motorway network.

To view this property - call 3Keys Property today.

ENTRANCE HALLWAY

LOUNGE

3.02m x 4.78m (9' 11" x 15' 8")

DINING ROOM

2.56m x 3m (8' 5" x 9' 10")

KITCHEN

3.92m x 2.97m (12' 10" x 9' 9")

WC

REAR LOBBY

BEDROOM 1

3.20m x 3.46m (10' 6" x 11' 4")

BEDROOM 2

3.24m x 3.02m (10' 8" x 9' 11") MIN MEASUREMENTS

BEDROOM 3

2.07m x 3.32m (6' 9" x 10' 11")

BATHROOM

3.21m x 1.70m (10' 6" x 5' 7")

LANDING

ADDITIONAL INFORMATION

ENURE: Freehold

EPC: TBC

COUNCIL TAX BAND: A

LOFT - Part boarded with light and loft ladder.

HEATING - Gas central heating with combi boiler installed in 2015

SOLAR PANELS - Owned by A Shade Greener.

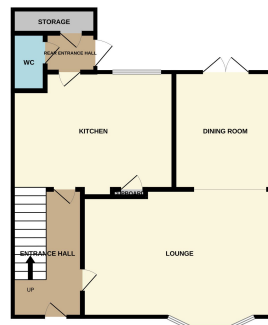
PARKING - On street and communal parking to side of property.

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.

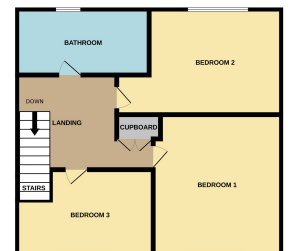
Offer Procedure

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
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of items, 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 ground, structure and equipment shown here are not intended to be guaranteed.
© 2024 3Keys Property Ltd
Made with MyPlan 2.0224

