

Anson Grove
Auckley
DN9 3QN
01302 867888



Amersall Road, Doncaster

£180,000

3Keys Property are delighted to present to the open sales market this well presented 3 bedroom semi detached property in Scawthorpe, Doncaster. Situated on a corner plot with parking for several vehicles, the property is ready to move into and benefits from a full re decoration and new carpets. Briefly comprising entrance hallway, lounge, kitchen/diner, 3 bedrooms, family bathroom with separate toilet, outhouse/office and garage. Located close to local amenities and schools, this property is sold with NO ONWARD CHAIN and viewings are available via 3Keys Property call 01302 867888 today to book your viewing.

- SEMI DETACHED FAMILY HOME
- KITCHEN/DINER
- OUT BUILDING TO USE AS AN OFFICE/WORK FROM HOME AREA
- NO ONWARD CHAIN
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

- 3 BEDROOMS
- MODERN BATHROOM WITH SHOWER OVER BATH
- PARKING FOR SEVERAL VEHICLES
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL TRANSPORT LINKS AND MOTORWAY ACCESS

PROPERTY DESCRIPTION

GROUND FLOOR

A spacious entrance hallway offers access to the lounge and kitchen/diner with stairs up to the first floor accommodation. There is an understairs cupboard and the room is finished with laminate flooring, single pendant light fitting and central heating radiator. The rear facing lounge with sliding doors onto the garden has modern panelling to a feature wall and feature fireplace, finished with carpet, single pendant light fitting, wall lights and central heating radiator. The modern kitchen/diner with dual aspect windows benefits from a mix of wall and base units with contrasting work surface, tiled splashbacks and a breakfast bar area. There are a range of appliances to include, oven, hob and extractor fan, fridge, freezer and washing machine. Finished with laminate flooring, 2 single pendant light fittings and central heating radiator. There is a side door which leads to an outbuilding which was previously used as a home office, with a separate entrance from the front with electricity.

FIRST FLOOR

A U shaped staircase leads to the 3 bedrooms, family bathroom and separate W/C, finished with carpet and 2 single pendant light fittings. Bedroom 1, a spacious rear facing double bedroom with fitted wardrobes, carpet to the floor, single pendant light fitting and central heating radiator. Bedroom 2 is also a double with rear facing, carpet to the floor, single pendant light fitting and central heating radiator. Bedroom 3 is a large single, front facing bedroom finished with carpet to the floor, single pendant light fitting and central heating radiator. The fully tiled bathroom has a bath tub with over head shower and and basin, large airing cupboard and finished with obscure glass front facing window, vinyl flooring, single pendant light fitting and central heating towel radiator. The separate W/C has an obscured glass front facing window, single pendant light fitting and vinyl flooring.

EXTERNALLY

The property is situated on a corner plot and benefits from a large area for parking and a separate lawned area with a path leading to the front door. There is access to the rear of the property through a secure door and 2 patio areas, artificial grass lawn and garage to the rear of the garden. A gate leads to an open green space. There is a secure fence around the property.

Within walking distance to local amenities including convenience store and local library. Local primary and secondary schools are a short walk away as well as local bus routes. The A1 motorway network is a short drive away offering great motorway links.

ENTRANCE HALLWAY

3.11m x 3.26m (10' 2" x 10' 8") (MAXIMUM MEASUREMENTS)

LOUNGE

3.46m x 3.67m (11' 4" x 12' 0")

KITCHEN/DINER

3.84m x 6.23m (12' 7" x 20' 5") (MAXIMUM MEASUREMENTS)

OUTBUILDING

1.63m x 4.67m (5' 4" x 15' 4")

BEDROOM 1

3.91m x 3.58m (12' 10" x 11' 9")

BEDROOM 2

2.92m x 3.65m (9' 7" x 12' 0")

BEDROOM 3

3.19m x 2.20m (10' 6" x 7' 3")

BATHROOM

1.71m x 2.72m (5' 7" x 8' 11")

W/C

0.74m x 1.76m (2' 5" x 5' 9")

PROPERTY INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Parking - Driveway for up to 3 cars

Boiler -

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plots, windows, roads 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 prices, contents and specifications shown here are not intended to be a guarantee. © 2024 The National Property Agency Ltd. All rights reserved. Made with Mapbox ©2024

