



## Lansbury Avenue, Doncaster

£170,000

3Keys Property is delighted to present for sale this fully refurbished semi detached property, located on a corner plot in a quiet cul-de-sac in Rossington, Doncaster. This property features a spacious fully fitted kitchen/dining room with French doors opening onto the garden, front aspect lounge, utility room, 3 bedrooms and a modern refurbished family bathroom with walk in shower and bath tub. This home offers an excellent opportunity for a growing family and is presented in ready to move into condition throughout. For more details, please contact 3Keys Property at 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- READY TO MOVE INTO CONDITION WITH NEW CARPETS AND FLOORING THROUGHOUT.
- SEPARATE FRONT ASPECT LOUNGE
- BRAND NEW MODERN BATHROOM WITH BATH TUB AND WALKIN SHOWER
- CLOSE TO SCHOOLS AND LOCAL AMENITIES

- FULLY REFURBISHED THROUGHOUT
- STUNNING OPEN PLAN KITCHEN AND DINING AREA
- UTILITY ROOM
- CORNER PLOT IN CUL DE SAC LOCATION
- EASY ACCESS TO THE MOTORWAY NETWORK

## PROPERTY DESCRIPTION

3Keys Property is delighted to present for sale this fully refurbished semi detached property, located on a corner plot in a quiet cul-de-sac in Rossington, Doncaster. This property features a spacious fully fitted kitchen/dining room with French doors opening onto the garden, front aspect lounge, utility room, 3 bedrooms and a modern refurbished family bathroom with walk in shower and bath tub. This home offers an excellent opportunity for a growing family and is presented in ready to move into condition throughout. For more details, please contact 3Keys Property at 01302 867888.

## GROUND FLOOR

Entrance hall which gives access to lounge, dining room and stairs to first floor. There is wood effect laminate to the floor, single pendant light fitting and radiator.

The lounge has a large front aspect bay window, floor is fitted with carpet, radiator and 2 single pendant light fitting.

The kitchen is fitted with a beautiful range of stylish grey floor and wall units with contrasting worktops. Integrated appliances include oven, hob, extractor hood and space for fridge/freezer. There is a rear aspect window, wood effect laminate flooring which runs throughout the kitchen, dining area and utility room, single pendant light fittings and opening to utility room.

The utility room has a side aspect window and front aspect door. Fitted with floor units with sink and mixer tap, plumbing for washing machine and radiator.

The open plan dining/family room is off the kitchen and has French doors onto the garden, single pendant light fitting and radiator.

## FIRST FLOOR

Landing with carpet fitted to floor and access to loft. The landing gives access to all 3 bedrooms and the family bathroom and has a side aspect window.

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

The mainly tiled family bathroom has been recently refurbished with a white suite with bath tub, walk in shower, hand basin and wc. There is a rear aspect obscure glass window, heated towel rail, spot lighting and vinyl floor covering.

## EXTERNAL

To the front of the property is a gravel area with paved border and grass lawn to the side. There is a rear garden which is mainly laid to lawn with a large patio and mature shrubs.

The property is situated in a quiet cul de sac on this popular street in the village of Rossington, Doncaster. The property is located well for local amenities and schools. Also offering easy access to the motorway network, the city centre and local transport links. To view this stunning family home, contact 3Keys Property on 01302 867888.

## HALLWAY

## LOUNGE

03.98m x 4.28m (13' 1" x 14' 1") NOT INTO BAY WINDOW

## DINING ROOM

2.79m x 5.57m (9' 2" x 18' 3")

## KITCHEN

2.33m x 3.63m (7' 8" x 11' 11")

## UTILITY

1.91m x 2.77m (6' 3" x 9' 1")

## BEDROOM 1

3.47m x 3.67m (11' 5" x 12' 0")

## BEDROOM 2

3.26m x 3.56m (10' 8" x 11' 8")

## BEDROOM 3

2.71m x 2.73m (8' 11" x 8' 11") MAX MEASUREMENT (NOT INCLUDING BULK HEAD)

## BATHROOM

2.22m x 2.84m (7' 3" x 9' 4") MAX MEASUREMENT

## LANDING

## ADDITIONAL INFORMATION

TENURE: Freehold

EPC: E

COUNCIL TAX BAND: A

LOFT - No fixed ladder

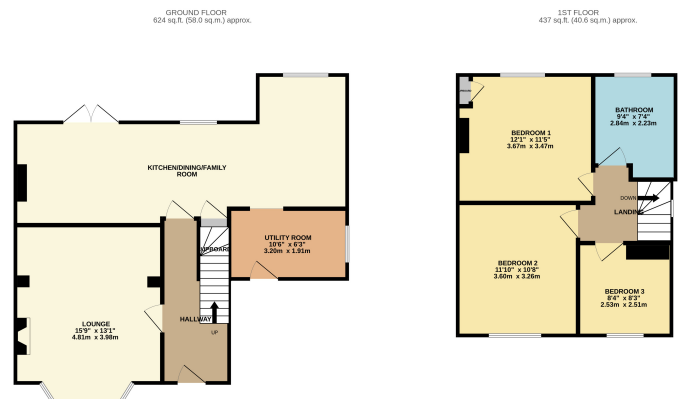
HEATING - Gas central heating with combi boiler.

PARKING - On street parking

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



TOTAL FLOOR AREA: 1061 sq. ft. (98.6 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 not responsible to them for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The ground, structure and specifications shown have not been inspected or guaranteed by the seller. Measurements are given to the nearest millimetre.  
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