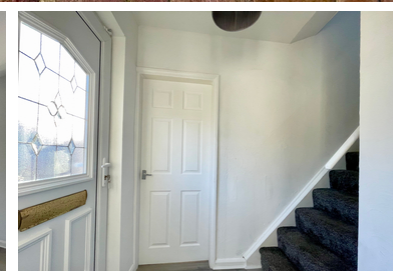
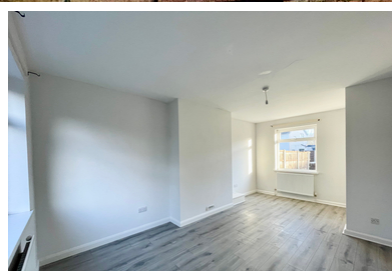


Anson Grove
Auckley
DN9 3QN
01302 867888



Grangefield Avenue, Doncaster

£155,000

3Keys Property are delighted to present this 3 double bedroom mid terrace family home to the open sales market. Offered in ready to move into condition with 2 reception rooms, fitted kitchen, 3 bedrooms and family bathroom with bath tub and walk in shower. Offered with no onward chain and situated close to local amenities and schools with easy access to the motorway network and public transport links. Call 3Keys Property today for details 01302 867888.

- 3 BEDROOM MID TERRACE HOUSE
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- 3 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- LOCATED CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS
- READY TO MOVE INTO CONDITION WITH NEW CARPETS AND FLOORING THROUGHOUT.
- GARDENS TO THE FRONT AND REAR
- FAMILY BATHROOM WITH BATH TUB AND WALK IN SHOWER
- FITTED KITCHEN WITH INTEGRATED OVEN AND HOB
- PERFECT PROPERTY FOR SMALL FAMILY OR INVESTOR

ADDITIONAL INFORMATION

3Keys Property are delighted to present this 3 double bedroom mid terrace family home to the open sales market. Offered in ready to move into condition with 2 reception rooms, fitted kitchen, 3 bedrooms and family bathroom with bath tub and walk in shower. Offered with no onward chain and situated close to local amenities and schools with easy access to the motorway network and public transport links. Call 3Keys Property today for details 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 and single pendant light fitting.

The lounge has a front and rear aspect window, floor is fitted with wood effect laminate, radiator and single pendant light fitting.

The kitchen is fitted with a range of 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 and door leading to garden, tiled flooring, pantry cupboard, single pendant light fitting and radiator.

The dining room is front aspect with laminate floor, 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 rear aspect window.

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

The fully tiled family bathroom has a white suite with bath tub, walk in shower, hand basin and wc. There is a rear aspect obscure glass window, radiator, single pendant light fitting and vinyl floor covering.

EXTERNAL

To the front of the property is a grass lawn with shrub borders. There is a rear garden which is mainly laid to lawn with a block paved patio, decking area and mature shrubs. There is access via a secure ginnel to the front of the property.

The property is situated 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 lovely family home, contact 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE

3.19m x 5.46m (10' 6" x 17' 11")

DINING ROOM

3.29m x 3.02m (10' 10" x 9' 11")

KITCHEN

3.09m x 2.25m (10' 2" x 7' 5") CHANGING TO 4.31m x 1.21m (14' 2" x 4' 0")

LANDING

BEDROOM 1

3.97m x 3.04m (13' 0" x 10' 0")

BEDROOM 2

4.18m x 1.07m (13' 9" x 3' 6") RANGE OF MAXIMUM MEASUREMENTS

BEDROOM 3

3.04m x 2.30m (10' 0" x 7' 7")

FAMILY BATHROOM

2.27m x 2.29m (7' 5" x 7' 6")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Heating - Gas central heating and Combination boiler

Loft - no boarding or ladder

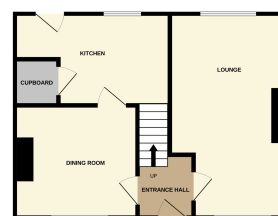
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information 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.

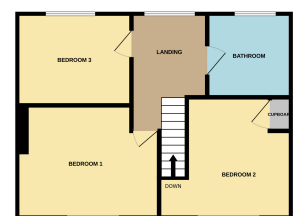
Offer Procedure

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 floorplan contained herein, measurements of rooms, windows, rooms and any other items are approximate and not responsible to claim 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 services, repairs and alterations shown here have been inspected and no guarantee as to their operability or efficiency can be given.
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