

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Athelstane Crescent, Doncaster

£145,000

3Keys Property are delighted to present this 2 double bedroom semi detached family home to the open sales market. Having undergone a recent refurbishment, this property is presented in ready to move into condition with new carpets and flooring throughout. Accommodation comprises of 2 reception rooms, new fitted kitchen, utility room, 2 double bedrooms and family bathroom with bath tub and shower over. Gardens to the front and rear and a prefabricated detached workshop/store area. 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.

- 2 DOUBLE BEDROOM SEMI DETACHED HOUSE
- RECENTLY REFURBISHED WITH NEW KITCHEN AND FLOORING THROUGHOUT.
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM WITH BATH AND SHOWER OVER
- CLOSE TO LOCAL AMENITIES AND HIGHLY SOUGHT AFTER SCHOOLS
- NO ONWARD CHAIN
- REAR ASPECT LOUNGE
- UTILITY ROOM
- LARGE REAR GARDEN WITH WORKSHOP/STORE AREA
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

## PROPERTY DESCRIPTION

3Keys Property are delighted to present this 2 double bedroom semi detached family home to the open sales market. Having undergone a recent refurbishment, this property is presented in ready to move into condition with new carpets and flooring throughout. Accommodation comprises of 2 reception rooms, new fitted kitchen, utility room, 2 double bedrooms and family bathroom with bath tub and shower over. Gardens to the front and rear and a prefabricated detached workshop/store area. Offered with no onward chain and situated close to local amenities and schools with easy access to the motorway network and public transport links.

## GROUND FLOOR

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

The lounge has a rear aspect window, shelving to alcoves, floor is fitted with carpet, 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 dishwasher. There are 2 side aspect windows and door leading to garden, vinyl flooring, single pendant light fitting and radiator. Door to utility which has a rear and side aspect window, fitted with wall unit and work top, power supply, single pendant light fitting, plumbing for washing machine.

The dining room is front aspect with laminate floor, store cupboard, single pendant light fitting and radiator.

## FIRST FLOOR

Landing with carpet fitted to floor and access to loft. The landing gives access to all 2 bedrooms and the family bathroom and front aspect window. Store cupboard.

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

The part tiled family bathroom has a white suite with bath tub and shower over, hand basin and wc. There is a front aspect aspect obscure glass window, store cupboard, 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 and mature shrubs. The detached garage can no longer be accessed with a car, but provides an ideal space for storage/workshop. There is a secure side gate which gives access to the front of the property.

The property is situated on this popular street in Edenthorpe, 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

3.64m x 3.71m (11' 11" x 12' 2")

## DINING ROOM

2.69m x 3.47m (8' 10" x 11' 5")

## KITCHEN

2.69m x 3.02m (8' 10" x 9' 11")

## UTILITY ROOM

2.62m x 2.13m (8' 7" x 7' 0")

## LANDING

## BEDROOM 1

3.06m x 3.71m (10' 0" x 12' 2")

## BEDROOM 2

3.34m x 3.19m (10' 11" x 10' 6")

## BATHROOM

2.41m x 2.44m (7' 11" x 8' 0")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

Heating - Gas central heating and conventional boiler with storage tank installed 10/15 years ago.

Loft - no boarding or ladder

## DISCLAIMER

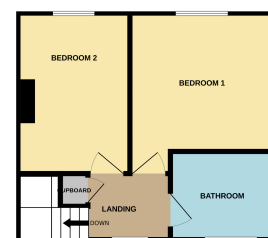
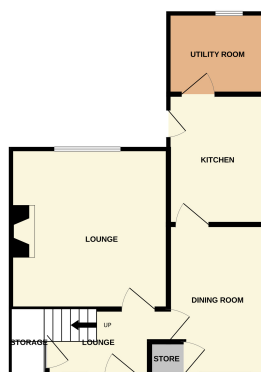
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR

1ST FLOOR



2 BED SEMI

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, costs and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency over time.  
Made with Bestplan 12/22

