Anson Grove Auckley DN9 3QN 01302 867888

# **3Keys**Property



## New Park Estate, Doncaster £135,000

3Keys Property are delighted to present this 3 bedroom end terrace family home to the open sales market. Situated in Stainforth, Doncaster, this property is in ready to move into condition with 1 reception room, fitted kitchen, utility room, 3 bedrooms and family bathroom with bath tub and shower over. Offered with no onward chain and located 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 END TERRACE FAMILY HOME
- READY TO MOVE INTO
- LARGE FRONT AND REAR ASPECT LOUNGE
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- STAINFORTH, DONCASTER

- NEW FITTED KITCHEN WITH INTEGRATED OVEN & HOB
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- UTILITY ROOM
- PERFECT FTB OPPORTUNITY
- SECURE REAR GARDEN & OUTSIDE STORAGE

#### **PROPERTY DESCRIPTION**

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Accommodation comprises entrance hall, lounge, kitchen, utility room, landing 3 bedrooms and family bathroom.

### GROUND FLOOR

Entrance hall which gives access to lounge, kitchen and stairs to first floor. There is fitted carpet to the floor, radiator and single pendant light fitting.

The lounge has a front and rear aspect window, floor is fitted with carpet, radiator and single pendant light fitting. door leading to kitchen.

The kitchen is fitted with floor and wall units with contrasting worktops. Space for fridge/freezer, integrated oven, hob and extractor hood. There is a rear aspect window and door leading to the utility, understairs cupboard, vinyl flooring, single pendant light fitting and radiator.

The utility room has a side aspect window, vinyl floor covering, single pendant light fitting and radiator.

Hallway leading to rear door giving access to garden.

#### 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 large airing cupboard.

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 good size single bedroom with front aspect window, carpet fitted to floor, radiator, store cupboard and single pendant light fitting.

The fully tiled family bathroom has a white suite with bath tub, shower over, hand basin and wc. With 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 are secure gates to the rear garden giving access to the back lane, the garden

#### is paved and has a hard standing.

The property is situated on this popular street in Stainforth, 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.

### ADDITIONAL INFORMATION

Council Tax Band – A EPC rating – TBC Tenure – Freehold Heating - Gas central heating and Combination boiler 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 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 478 sp.ft, (44.4 sp.m.) approx.

1ST FLOOR 413 sq.ft. (38.3 sq.m.) approx







TOTAL, FLOOR AREA: 890 sq.th, (82.7 sq.m.), approx. While every strength bases in rate to excuss the accussion of the borghan consistent derex, investurement of does, invitaxies, noers and any other items are approximate and so responsibility is state for any error consistent or mis-strength entry. This fails is the limitarity expression when all should be used to such as you propertive purchase. The series, systems and applications shown have not been tested and no guasant as to their operative grants or entry out to grant any entry out to give the given.