

Anson Grove
Auckley
DN9 3QN
01302 867888



Clay Flat Lane, Doncaster

£139,950

3Keys Property are delighted to present this 3 bedroom semi detached 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, off road parking for several cars 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 SEMI DETACHED PROPERTY
- FITTED KITCHEN
- FAMILY BATHROOM WITH SHOWER OVER BATH
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- PERFECT OPPORTUNITY FOR INVESTOR OR FTB
- 2 RECEPTION ROOMS
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- LARGE GARDEN TO REAR
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS

PROPERTY DESCRIPTION

3Keys Property are delighted to present this 3 bedroom semi detached 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, off road parking for several cars and situated close to local amenities and schools with easy access to the motorway network and public transport links.

GROUND FLOOR

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

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

The kitchen is fitted with floor and wall units with contrasting worktops. Space for fridge/freezer and oven, plumbing for washing machine. There is a rear aspect window and door leading to garden, vinyl flooring, strip light fitting and radiator.

The dining room is front aspect with carpet fitted to 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, store cupboard, 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 part tiled family bathroom has a white suite with bath tub, shower over, hand basin and wc. There are 2 rear aspect obscure glass windows, radiator, single pendant light fitting and vinyl floor covering.

EXTERNAL

To the front of the property is a grass lawn with shrub borders and driveway which provides parking for 3 cars. There are secure gates

to the rear garden which is mainly laid to lawn and mature trees and shrubs. There is a garage in the garden that could be accessed by a vehicle if the gates were removed.

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.

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

Heating - Gas central heating and Combination boiler

Loft - no boarding or ladder

DISCLAIMER

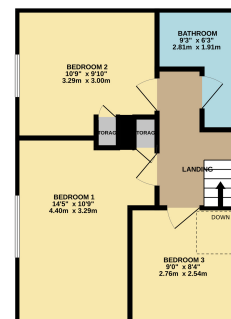
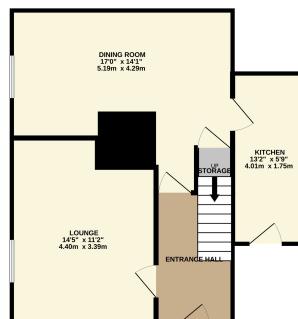
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR
471 sq ft. (43.8 sq.m.) approx.

1ST FLOOR
411 sq ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 882 sq ft. (81.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the 3Keys.com content, measurements of sites, houses, rooms and any other items are approximate and not responsible to claim for any error, omission or any statement. This plan is for illustrative purposes only and should not be used as such in any prospective purchase. The prices, agents and related information have not been tested and no guarantee as to their accuracy or reliability can be given.
Made with MyPlan 2014

