



Mcconnel Crescent, Doncaster

£99,950

**** ATTENTION INVESTORS AND FIRST TIME BUYERS ****
3Keys Property are pleased to present to the open sales market this 3 bedroom mid terrace property with detached garage, situated in Rossington, Doncaster. The property briefly comprises of: entrance porch, lounge/diner, kitchen, utility room, family bathroom and 3 bedrooms. Situated close to local amenities, local schools and motorway networks, the property is sold with **NO ONWARD CHAIN**. Viewings are available via the agent, please call 3Keys Property on 01302 867888.

- 3 BEDROOM MID TERRACE FAMILY HOME
- RECENTLY DECORATED THROUGHOUT WITH NEW FLOORING AND CARPETS.
- 3 GOOD SIZE BEDROOMS
- LARGE OPEN PLAN LOUNGE & DINING ROOM
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- FULLY TILED FAMILY BATHROOM WITH SHOWER OVER BATH
- UTILITY ROOM
- DETACHED GARAGE TO THE REAR OF THE PROPERTY
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

PROPERTY DESCRIPTION

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GROUND FLOOR

A porch way leads into the open plan lounge/diner and has vinyl floor covering. A front and rear aspect open plan lounge/dining room with stairs leading up to the first floor. Finished with fitted carpet, 2 single pendant light fittings and 2 central heating radiators.

The part tiled rear aspect kitchen has a mix of wall and base units with contrasting work surface, integrated oven, hob and extractor fan and space for a fridge. Vinyl floor covering which continues into utility space which has floor and wall units, plumbing for a washing machine, single pendant light fitting and radiator. There is a side aspect window to the kitchen and utility and an access door to the rear garden from the kitchen.

To complete the downstairs accommodation is a fully tiled family bathroom with side aspect obscured glass window, bathtub with over head shower, hand basin and W/C. Finished with a central heating radiator and pendant light fitting.

FIRST FLOOR

Open stairs lead up to the first floor accommodation. A spacious landing space with side aspect window leads to 3 bedrooms and is finished with carpet to the floor, single pendant light fitting, central heating radiator and access to the loft space.

Bedroom 1 is front facing with carpet to the floor, single pendant light fitting and central heating radiator.

Bedroom 2 is rear facing with carpet to the floor, single pendant light fitting and central heating radiator.

Bedroom 3 is rear facing with carpet to the floor, single pendant light fitting, central heating radiator and storage cupboard which houses the combi boiler.

EXTERNAL

The front pathway leads to the front door with a lawn area to the side. To the rear, there is a detached garage with pedestrian access to the rear.

There are local amenities a short walk from the property including convenience store and post office. Rossington offers a good range of primary and secondary schools and local bus routes into Doncaster City Centre. The property is a short drive from the Great Yorkshire Way offering links onto the M18 and A1 motorway networks and is also a short drive to the iPort.

PORCH

OPEN PLAN LOUNGE/DINING ROOM

3.96m x 6.82m (13' 0" x 22' 5")



KITCHEN

2.35m x 2.72m (7' 9" x 8' 11")

UTILITY

1.87m x 1.85m (6' 2" x 6' 1")

GROUND FLOOR BATHROOM

1.84m x 1.71m (6' 0" x 5' 7")

LANDING

BEDROOM 1

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

BEDROOM 2

3.02m x 3.69m (9' 11" x 12' 1")

BEDROOM 3

2.39m x 2.77m (7' 10" x 9' 1")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

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 checked 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 disch

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TOTAL FLOOR AREA: 920 sq ft (85.5 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of this, including, errors do not give any responsibility and no responsibility is taken for any inaccuracy of the information. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The vendor accepts no responsibility for errors and omissions and is not responsible for any errors or omissions. The vendor accepts no responsibility for errors and omissions and is not responsible for any errors or omissions.