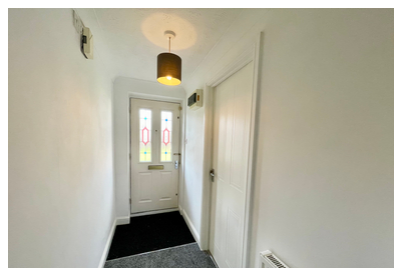


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Astcote Court, Doncaster

£135,000

3Keys Property are delighted to offer for sale this well presented, 2 bedroom property which is situated in a quiet cul de sac on this highly sought-after development in Kirk Sandal, Doncaster. The property is offered in ready to move into condition and benefits from a front aspect kitchen and separate lounge with sliding doors onto the private rear garden, 2 bedrooms, family bathroom with shower over bath and parking allocated for 2 cars. To view, contact 3Keys Property 01302 867888.

- 2 BEDROOM MID TERRACE PROPERTY
- COMBI BOILER INSTALLED AND UNDER 5 YEARS WARRANTY
- PERFECT PROPERTY FOR FTB OR INVESTOR
- FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR HOOD
- PRIVATE REAR GARDEN WITH PATIO AREA
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- REAR ASPECT LOUNGE WITH SLIDING DOORS ONTO GARDEN
- READY TO MOVE INTO CONDITION
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- ALLOCATED PARKING FOR 2 CARS

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this well presented, 2 bedroom property which is situated in a quiet cul de sac on this highly sought-after development in Kirk Sandal, Doncaster. The property is offered in ready to move into condition and benefits from a front aspect kitchen and separate lounge with sliding doors onto the private rear garden, 2 bedrooms, family bathroom with shower over bath and parking allocated for 2 cars.

Accommodation briefly comprises of; entrance hall, light and airy rear aspect lounge with sliding doors onto rear garden and front aspect modern kitchen with a range of floor and wall units. Stairs lead to first floor landing off which are 2 bedrooms and a family bathroom. This property benefits from off-road parking for 2 cars and a secure rear garden.

## GROUND FLOOR

There is an entrance hall to the front of the property which has fitted carpet to floor, a radiator, single pendant light fitting and door leading to kitchen and lounge.

Lounge with rear aspect sliding doors, carpet fitted to floor, radiator, single pendant light fitting and stairs to first floor accommodation.

The kitchen is fully fitted with floor and wall units and contrasting worktops. Integrated appliances include an oven and gas hob with extractor hood, space for fridge/freezer and plumbing for washing machine. The floor is fitted with vinyl covering, there is a radiator and fluorescent lighting to this room.

## FIRST FLOOR

Landing with carpet to floor, single pendant light fitting and access to both bedrooms and family bathroom.

Bedroom 1 has a rear aspect window, carpet to floor, single pendant light fitting, radiator and benefits from built in fitted wardrobes.

Bedroom 2 has a front aspect window, carpet to floor, single pendant light fitting, access to the loft and radiator.

Front aspect part tiled family bathroom which has a white suite comprising of a bath tub with shower over, hand basin and wc. There is vinyl floor covering, single pendant light fitting and radiator.

## EXTERNAL

This property benefits from a great plot tucked away off the cul de sac. The rear garden is fully enclosed and is mainly laid to lawn with a patio area and garden shed for storage. There is access to the front of the property via a secure rear gate which leads to a path around the rear of the properties on this row. A communal driveway provides parking for 2 cars and the front garden is low maintenance with decorative stone.

This development offers easy access to Doncaster City Centre and beyond with a train station within walking distance. The M18 motorway network is a short drive away. There are a number of local schools and the area is served well with local amenities including convenience store and coffee shop within walking distance and many local walks which give this area a semi rural feel. To view this property, contact 3Keys Property today 01302 867888.

## ENTRANCE HALL

## LOUNGE

3.60m x 4.73m (11' 10" x 15' 6")

## KITCHEN

2.40m x 2.53m (7' 10" x 8' 4")

## BEDROOM 1

2.95m x 3.61m (9' 8" x 11' 10")

## BEDROOM 2

1.71m x 3.71m (5' 7" x 12' 2")

## BATHROOM

1.79m x 2.59m (5' 10" x 8' 6") MAX MEASUREMENT

## ADDITIONAL INFORMATION

TENURE: Freehold

EPC: C

COUNCIL TAX BAND: A

LOFT Access from Bedroom 2

HEATING - Gas central heating with combi boiler - installed in 2023

PARKING - Communal parking for 2 cars.

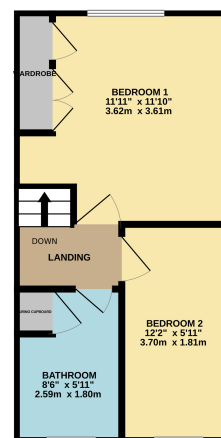
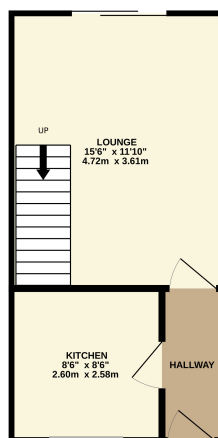
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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 discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR  
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the 3Keys compiled facts, measurements of areas, volumes, rooms and any other data are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Ready-Set Mortgage C212

