



## Shetland Gardens, Doncaster

**£120,000**

3Keys Property are pleased to present this three-bedroom mid-terrace property located in the popular Intake area of Doncaster, offered to the open sales market with vacant possession and no onward chain. Requiring a programme of modernisation, the property represents an excellent opportunity for investors or first-time buyers looking to add value and personalise a home to their own specification. Also benefitting from energy saving solar panels. Contact 3Keys Property 01302 867888

- **3 BEDROOM MID TERRACE**
- **NO ONWARD CHAIN**
- **SPACIOUS LOUNGE**
- **UTILITY**
- **GARDENS TO THE FRONT & REAR**
- **EXCELLENT OPPORTUNITY FOR INVESTOR OR FIRST TIME BUYER**
- **IN NEED OF MODERNISATION**
- **KITCHEN/BREAKFASTING ROOM**
- **GOOD SIZE BEDROOMS**
- **EASY ACCESS TO LOCAL AMENITIES**

## PROPERTY DESCRIPTION

3Keys Property are pleased to present this three-bedroom mid-terrace property located in the popular Intake area of Doncaster, offered to the open sales market with vacant possession and no onward chain. Requiring a programme of modernisation, the property represents an excellent opportunity for investors or first-time buyers looking to add value and personalise a home to their own specification.

The accommodation is well proportioned throughout and offers a practical layout. To the ground floor, the entrance hall provides access to the main living areas and stairs to the first floor.

The front-aspect lounge is a generous reception room with carpeted flooring, a single pendant light fitting, and a radiator.

To the rear of the property, the fitted kitchen is equipped with a range of wall and base units with contrasting worktops, tiled splashbacks, space for a cooker, plumbing for a washing machine, fluorescent tube lighting, a radiator, and vinyl floor covering, with a door providing access to the rear garden.

Leading from the kitchen is a separate utility room with a rear-aspect window, base unit, vinyl flooring, and a newly installed combination boiler.

To the first floor, the landing has carpeted flooring, loft access, and a single pendant light fitting.

Bedroom one is located to the front of the property and benefits from a front-aspect window, carpeted flooring, pendant light fitting, and radiator. Bedroom two is rear facing and offers similar features, while bedroom three, also front facing, provides a further good-sized room suitable for a bedroom, home office, or nursery.

The family bathroom is fully tiled and fitted with a white suite comprising a bath with shower over, hand basin, with carpeted flooring, radiator, single pendant light fitting, and rear-aspect window. There is a separate WC.

Externally, the property features an enclosed front garden laid mainly to lawn, with access to the rear via a ginnel. The rear garden is also primarily laid to lawn with a patio area, offering potential to enhance. A rear garage, with no vehicle access, provides useful storage space.

The property is conveniently positioned close to local schools and amenities, with easy access to Doncaster Royal Infirmary, Doncaster City Centre, and motorway links, making it an attractive proposition for both owner occupiers and the rental market. With strong demand in the area, this property offers excellent potential for improvement and future return. To arrange a viewing or for further information, please contact 3Keys Property on 01302 867888.

## PORCH

## ENTRANCE HALL

## LOUNGE

3.21m x 5.49m (10' 6" x 18' 0")

## UTILITY ROOM

1.99m x 2.00m (6' 6" x 6' 7")



## KITCHEN/DINER

2.34m x 3.63m (7' 8" x 11' 11")

## FIRST FLOOR LANDING

### BEDROOM 1

3.28m x 4.38m (10' 9" x 14' 4")

### BEDROOM 2

2.98m x 3.31m (9' 9" x 10' 10") MAXIMUM MEASURMENT

### BEDROOM 3

2.36m x 2.78m (7' 9" x 9' 1")

### BATHROOM

1.58m x 1.71m (5' 2" x 5' 7")

### WC

0.82m x 1.67m (2' 8" x 5' 6")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

Parking - Street parking

Boiler - Combi boiler installed in 2025

Energy - Gas central heating system & Solar Panels owned by Shade Greener.

Loft - No ladder or boarding

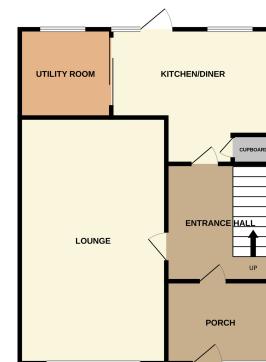
## PROPERTY DISCLAIMER

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.

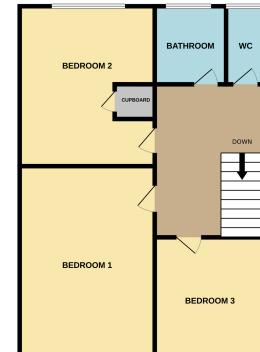
## OFFER PROCEDURE

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and may not be to scale. They are intended for guidance only and should under no circumstances be relied upon. This plan is for illustrative purposes only and should not be used as such to any prospective purchaser. The floorplan has not been measured and no guarantee is given with regard to the operability or efficiency of any fixtures and fittings.

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