

Anson Grove  
Auckley  
DN9 3QN  
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## Chestnut Avenue, Doncaster

£122,500

3Keys Property are proud to present this 3 bedroom semi detached property, to the open sales market. Situated on a large corner plot in Rossington, Doncaster, this property is offered with no onward chain and vacant possession. To view, contact 3Keys Property 01302 867888.

- 3 BEDROOM SEMI DETACHED PROPERTY
- FULLY FITTED KITCHEN/DINING ROOM
- FULLY TILED FAMILY BATHROOM
- REAR YARD WITH BRICK STORE AND SIDE ACCESS
- PARKING FOR 2 CARS

- OPEN PLAN FRONT ASPECT LOUNGE
- 2 DOUBLE BEDROOMS AND GOOD SIZE 3RD BEDROOM
- LARGE CORNER PLOT WITH LAID TO LAWN FRONT GARDEN
- OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN
- CENTRAL LOCATION WITH EASY ACCESS TO AMENITIES AND LOCAL TRANSPORT LINKS

## PROPERTY DESCRIPTION

3Keys Property are proud to present this 3 bedroom semi detached property, to the open sales market. Situated on a large corner plot in Rossington, Doncaster, this property is offered with no onward chain and vacant possession. Accommodation comprises of an open plan lounge with stairs to the first floor accommodation, kitchen/diner, 2 double bedrooms, single bedroom and family bathroom. The property has a large front garden with parking for 2 cars and access to the rear yard/garden. To view this property, contact 3Keys Property 01302 867888.

## GROUND FLOOR

Open plan lounge with front aspect window, radiator and stairs leading to first floor accommodation. Door leading to rear aspect kitchen/dining room which is fully fitted with floor and wall units with tiled splash backs, integrated appliances which include oven, hob, extractor hood and plumbing for washing machine, door to rear garden, rear and side aspect window, store cupboard, radiator, carpet to dining area floor and wood effect laminate to kitchen.

## FIRST FLOOR

Landing with side aspect window, access to loft and carpet to floor. There is also a store cupboard and access to all 3 bedrooms and family bathrooms.

Bedroom 1 has a front aspect window, carpet to floor, radiator, single pendant light fitting and store cupboard with hanging space, bedroom 2 has a rear aspect window, carpet to floor, radiator, single pendant light fitting and store cupboard with hanging space, bedroom 3 has a front aspect window, carpet to floor, radiator and single pendant light fitting. The family bathroom is situated at the rear of the property and is fully tiled with white suite comprising bath tub, hand basin, wc, single pendant light fitting and vinyl floor covering.

## EXTERNAL

The property is situated to the rear of a large corner plot with a big front garden, mainly laid to lawn with driveway for 2 cars. To the rear of the property is a small yard area and brick outbuilding for additional storage.

## LOUNGE

4.93m x 3.48m (16' 2" x 11' 5") APPROXIMATE MEASUREMENTS

## KITCHEN/DINING ROOM

5.74m x 3.09m (18' 10" x 10' 2")

## BEDROOM 1

3.14m x 3.45m (10' 4" x 11' 4") NOT INTO CUPBOARDS

## BEDROOM 2

3.42m x 2.86m (11' 3" x 9' 5")

## BEDROOM 3

2.55m x 2.50m (8' 4" x 8' 2")

## BATHROOM

2.25m x 1.69m (7' 5" x 5' 7")

## LANDING

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – E

Tenure – Freehold

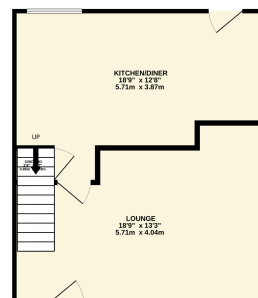
## DISCLAIMER

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.

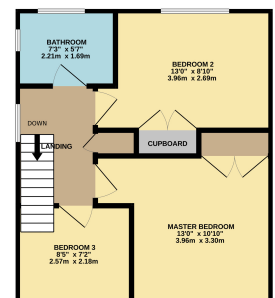
## Offer Procedure

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 discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR



1ST FLOOR



53 CHESTNUT AVENUE DONCASTER DN11 0D3

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, contents and other details are approximate and not intended to be used for any other purpose than to provide a general guide only. The services, systems and appliances shown herein are not intended and no guarantee is given as to their operability or efficiency on the date.

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