

Anson Grove
Auckley
DN9 3QN
01302 867888



Durham Road, Doncaster

£120,000

3Keys Property are pleased to present this 3 bedroom semi detached property, situated in Wheatley, Doncaster. The property is offered with no onward chain and vacant possession. Accommodation briefly comprises of entrance hallway, lounge, dining room with French doors onto decking area, fitted kitchen/breakfasting room, 3 bedrooms and family bathroom. Located on a corner plot with large front garden and rear garden with patio area. Close to local amenities and schools with easy access to the city centre and motorway network. Contact 3Keys Property for further details 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- PERFECT FTB/INVESTOR OPPORTUNITY
- FRONT ASPECT LOUNGE
- GARDENS TO THE FRONT AND REAR
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- FITTED KITCHEN WITH DOOR TO REAR GARDEN
- REAR ASPECT DINING ROOM WITH FRENCH DOORS ONTO GARDEN
- CORNER PLOT
- EASY ACCESS TO THE CITY CENTRE AND MOTORWAY NETWORK

PROPERTY DESCRIPTION

3Keys Property are pleased to present this 3 bedroom semi detached property, situated in Wheatley, Doncaster. The property is offered with no onward chain and vacant possession. Accommodation briefly comprises of entrance hallway, lounge, dining room with French doors onto patio area, fitted kitchen/breakfasting room, 3 bedrooms and family bathroom. Located on a corner plot with large front garden and rear garden with patio area. Close to local amenities and schools with easy access to the city centre and motorway network.

GROUND FLOOR

A spacious entrance hall gives access to the lounge, dining room, kitchen and stairs to the first floor accommodation. The entrance hall has a tiled floor, single pendant light fitting and radiator.

The lounge has a front aspect window, laminate flooring, radiator and single pendant light fitting.

The dining room with French doors onto the rear garden has a wood effect laminate floor, radiator and single pendant light fitting.

The fitted kitchen has a range of floor and wall units with tiled splashbacks, integrated oven and hob, space for fridge/freezer and plumbing for washing machine. There is a side aspect window and rear access door to the garden. The kitchen is finished with laminate flooring, single pendant light fitting and radiator.

FIRST FLOOR

The first floor has a landing with side aspect window and offers access to all bedrooms and the family bathroom. Finished with carpet and single pendant light fitting.

Bedroom 1 with front aspect window, fitted carpet to floor, single pendant light fitting and central heating radiator. Bedroom 2 is a second double bedroom with rear aspect window, finished with fitted carpet, single pendant light fitting and central heating radiator. A final single bedroom to the rear, finished with fitted carpet, single pendant light fitting and central heating radiator.

The family bathroom is part tiled with a white suite comprising bath tub with overhead shower, hand basin, wc, heated towel rail and vinyl floor covering. There is a front aspect obscure glass window and single pendant light fitting.

EXTERNAL

Situated on a corner plot, the property benefits from a large front garden with grass lawn and secure boundary wall and gate. There is gated access to the rear garden which is mainly laid to lawn with paved patio area and decking platform.

The property is well located close to many local amenities and schools. Serviced well by local transport links and the City centre and motorway network is easily accessed. To view this property, contact 3Keys Property 01302 867888.

ENTRANCE HALL

LOUNGE

2.97m x 3.61m (9' 9" x 11' 10")

DINING ROOM

3.61m x 3.89m (11' 10" x 12' 9")

KITCHEN/BREAKFASTING ROOM

2.88m x 2.78m (9' 5" x 9' 1")

LANDING

BEDROOM 1

3.55m x 3.60m (11' 8" x 11' 10")

BEDROOM 2

3.57m x 3.24m (11' 9" x 10' 8") MAX MEASUREMENT

BEDROOM 3

2.81m x 2.24m (9' 3" x 7' 4")

BATHROOM

1.84m x 1.90m (6' 0" x 6' 3")

ADDITIONAL INFORMATION

TENURE: FREEHOLD

EPC: C

COUNCIL TAX BAND: A

ENERGY: GAS AND ELECTRICITY

PARKING: ON STREET

DISCLAIMER

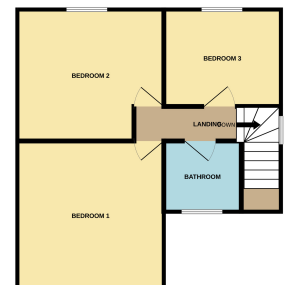
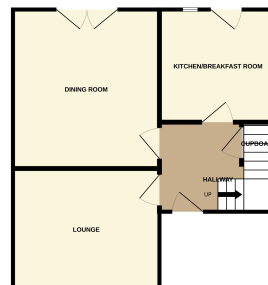
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan (including floor, measurements of areas, windows, doors and any other details) are approximate and not responsible to them for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability is intended or given.
Made with Metaphor ©2024

