

Anson Grove  
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## Smith Square, Doncaster

£169,950

3Keys Property are delighted to offer for sale this well presented 3 bedroom semi detached property, situated in Harworth, Doncaster. The property benefits from a large open plan kitchen and dining room with French doors onto the patio. 3 good size bedrooms and a fully tiled family bathroom. Parking for 2 cars and a private rear garden which is fully enclosed. Offered with no onward chain, to view, please contact 3Keys Property 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- READY TO MOVE INTO CONDITION
- SEPARATE LOUNGE
- FULLY TILED FAMILY BATHROOM WITH SHOWER OVER BATH
- PARKING FOR 2 CARS
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- OPEN PLAN KITCHEN/DINING AREA
- GROUND FLOOR WC
- ENCLOSED REAR GARDEN
- LOCATED CLOSE TO MOTORWAY ACCESS

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this well presented 3 bedroom semi detached property, situated in Harworth, Doncaster. The property benefits from a large open plan kitchen and dining room with French doors onto the patio. 3 good size bedrooms and a fully tiled family bathroom. Parking for 2 cars and a private rear garden which is fully enclosed. Offered with no onward chain. Accommodation briefly comprises of entrance hallway, ground floor wc, lounge, open plan kitchen / dining room, landing, 3 double bedrooms and family bathroom.

## GROUND FLOOR

The front door gives access to an entrance hall which leads to the lounge, kitchen, ground floor wc and stairs to the first floor. The floor has a vinyl covering, radiator and single pendant light fitting.

The lounge has a front aspect window, radiator, single pendant light fitting and fitted carpet to floor.

The open plan kitchen/dining area is fully fitted with a range of floor and wall units with contrasting work tops and tiled splashbacks, integrated appliance include oven, hob and extractor fan and there is plumbing for the washing machine. The floor is tiled to the kitchen and fitted with vinyl covering to the dining area. There is a large understairs cupboard, side and rear aspect window and French doors which lead out onto the patio and garden. There are 3 single pendant light fittings, radiator, door leading to the kitchen and French doors into the conservatory.

Ground floor wc is fully tiled with handbasin, front aspect window, single pendant light fitting, radiator and tiled floor.

## FIRST FLOOR

The landing is fully carpeted and spacious with loft access, single pendant light fitting and store cupboard.

Bedroom 1 has a front aspect window, carpet to floor, single pendant light fitting and radiator.

The second double bedroom has carpet to floor with rear aspect window, single pendant light fitting and radiator.

The third bedroom is situated to the rear of the property and has a radiator, single pendant light fitting and carpet fitted to floor floor.

The family bathroom is fully tiled walls with tiled floor, white suite comprising bath tub with shower over, hand basin and wc. Front aspect obscure glass window, radiator and single pendant light fitting.

## EXERNAL

To the front of the property is large shared access driveway with parking for 2 cars. There is access to the fully enclosed rear garden which has a patio area, decking area and grass lawn. There is also a garden shed for additional storage.

Harworth is a popular village in Doncaster with many local amenities. The village is well located for easy access to the motorways and is serviced by public transport. To view this property, contact 3Keys Property 01302 867888.

## HALLWAY

## LOUNGE

3.54m x 3.53m (11' 7" x 11' 7") NOT INTO BAY

## KITCHEN/DINING AREA

3.68m x 3.25m (12' 1" x 10' 8") DINING AREA  
2.61m x 04.55m (8' 7" x 14' 11") KITCHEN AREA

## GROUND FLOOR WC

## LANDING

## BEDROOM 1

3.56m x 3.46m (11' 8" x 11' 4")

## BEDROOM 2

2.78m x 3.25m (9' 1" x 10' 8")

## BEDROOM 3

2.66m x 2.29m (8' 9" x 7' 6")

## BATHROOM

1.87m x 2.05m (6' 2" x 6' 9")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

## DISCLAIMER

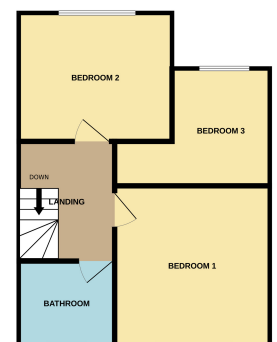
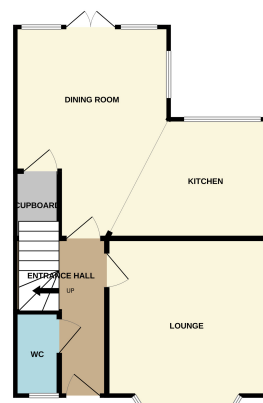
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## Offer Procedure

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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee is given as to their condition, efficiency or life span.  
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