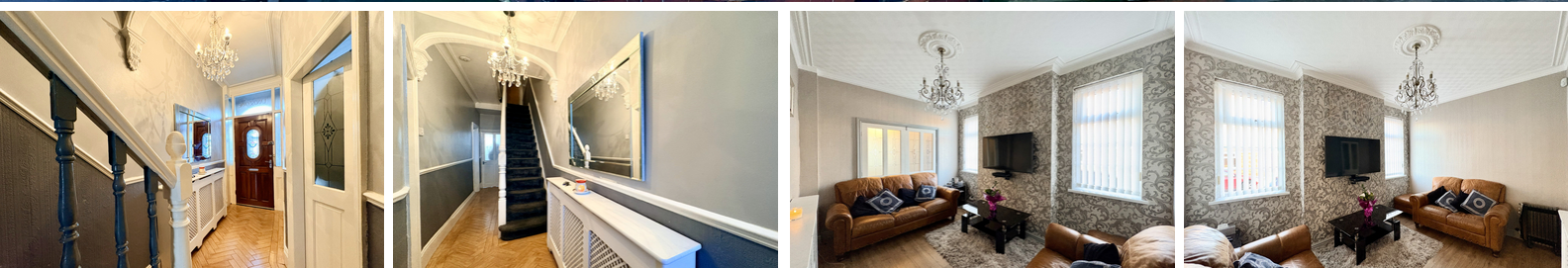


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



Shadyside, Hexthorpe, Doncaster  
£180,000

**4 Bedroom End Terrace Property for Sale – Hexthorpe, Doncaster** An excellent opportunity to acquire a well maintained and spacious four double bedroom end terrace property, offering generous and versatile accommodation arranged over three floors. The property has benefited from recent improvements, including replacement windows, a modern family bathroom and a combi boiler installed in 2018, making it an appealing and low-maintenance purchase. Situated on the outskirts of Hexthorpe, the home is ideally positioned close to local amenities, Hexthorpe Park, public transport links, Doncaster city centre and the motorway network, and will be of particular interest to buyers seeking space, flexibility and strong long-term potential. Contact 3 Keys Property 01302 867888.

- **4 BEDROOM END TERRACE HOUSE**
- **4 DOUBLE BEDROOMS**
- **LARGE KITCHEN/DINING ROOM**
- **ON STREET PARKING**
- **CLOSE TO A1 MOTORWAY LINKS**
- **WELL PRESENTED THROUGHOUT**
- **2 GOOD SIZE RECEPTION ROOMS**
- **MODERN REFURBISHED BATHROOM WITH SHOWER OVER BATH**
- **EASY ACCESS TO LOCAL AMENITIES AND POPULAR SCHOOLS**
- **FULLY ENCLOSED REAR YARD AND CELLAR**



PROPERTY DESCRIPTION

4 Bedroom End Terrace Property for Sale – Hexthorpe, Doncaster - 3Keys Property are delighted to offer for sale this well cared for and spacious four double bedroom end terrace property, located on the outskirts of Hexthorpe, Doncaster. The property offers generous and flexible accommodation arranged over three floors, making it ideal for a range of buyers and benefits from recent improvements, which include replacement windows, new bathroom and a combi boiler that was installed in 2018.

Conveniently positioned close to local amenities, Hexthorpe Park and public transport links, the home also benefits from easy access to Doncaster city centre and the motorway network.

Accommodation

The accommodation briefly comprises a front porch and entrance hall, front aspect lounge with bay window, dining room, fitted kitchen/breakfast room and a ground floor WC accessed from the rear yard. To the first floor are a front aspect principal bedroom, two further double bedrooms and a recently refurbished family bathroom. To the second floor is a further double bedroom with side aspect window, converted by previous owners some years ago.

Property Description

Ground Floor

The property is entered via a front porch into a welcoming entrance hall. The entrance hall features a wood effect tiled floor, radiator and single pendant light fitting, and provides access to the lounge, dining room, kitchen/breakfast room, stairs to the cellar (currently used for storage) and stairs rising to the first floor accommodation.

The front aspect lounge benefits from a large bay window, wood effect laminate flooring, radiator and single pendant light fitting. French doors lead through to the dining room, creating a sociable and versatile living space.

The dining room has two side aspect windows, wood effect laminate flooring, radiator and single pendant light fitting, making it ideal for both dining and entertaining.

The spacious kitchen/breakfast room is fitted with a range of wall and base units with contrasting worktops. Additional features include plumbing for a washing machine, integrated oven and hob with extractor hood, tiled flooring, an open coal fire with surround, side and rear aspect windows and a door leading to the rear lobby.

The rear lobby provides access to the rear yard and the outside WC.

First Floor

The landing has carpet to the floor and a single pendant light fitting.

The principal bedroom is front facing and features carpet to the floor, radiator and single pendant light fitting.

Bedroom two is rear facing and includes carpet to the floor, radiator and single pendant light fitting.

Bedroom three also has a rear aspect window and benefits from fitted wardrobes, carpet to the floor, radiator and single pendant light fitting.

The modern family bathroom has been recently refurbished and comprises a bathtub with shower over, fully tiled walls and flooring, WC and hand basin set within a vanity unit. Additional features include a side aspect window, heated towel rail and spot lighting.

Second Floor

The second floor offers a further double bedroom with side aspect window. This room was converted by previous owners many years ago and provides excellent additional accommodation.

External

To the rear of the property is a fully enclosed yard, accessed via the rear lobby. The yard benefits from a side gate providing access to the street and access to the outside WC. Location The property is situated on the outskirts of Hexthorpe, Doncaster, close to a wide range of local amenities, Hexthorpe Park and regular public transport services. Doncaster city centre is easily accessible, along with excellent road links to the wider motorway network, making this a convenient and well-connected location. To arrange a viewing, contact 3Keys Property on 01302 867888.

PORCH

ENTRANCE HALL



LOUNGE

3.18m x 4.26m (10' 5" x 14' 0") MAXIMUM MEASUREMENT

DINING ROOM

2.80m x 3.91m (9' 2" x 12' 10")

KITCHEN

3.93m x 6.20m (12' 11" x 20' 4") MAXIMUM MEASUREMENT

UTILITY ROOM

1.06m x 1.65m (3' 6" x 5' 5")

OUTDOOR WC

1.50m x 2.74m (4' 11" x 9' 0")

FIRST FLOOR LANDING

BEDROOM 1

3.65m x 4.72m (12' 0" x 15' 6") MAXIMUM MEASUREMENT

BEDROOM 2

3.33m x 3.95m (10' 11" x 13' 0") MAXIMUM MEASUREMENT

BEDROOM 3

2.79m x 3.91m (9' 2" x 12' 10") MAXIMUM MEASUREMENT

BATHROOM

2m x 3m (6' 7" x 9' 10")

SECOND FLOOR LANDING

BEDROOM 4

3.76m x 5.43m (12' 4" x 17' 10")

ADDITIONAL INFORMATION

Council Tax Band – A  
EPC rating – TBC  
Tenure – Freehold  
Boiler - Installed in 2018  
Loft - Boarded with fixed ladder and lighting  
Parking - Street parking

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 check 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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floor, window, room and other items are approximate and it is recommended to verify any measurements in the property. The floor plans are for guidance only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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