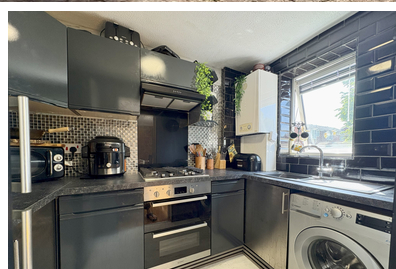


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Staunton Road, Doncaster

£89,995

3Keys Property are delighted to present this well-maintained 1-bedroom ground floor apartment, located in the highly sought-after area of Cantley, Doncaster. This appealing home is perfect for first-time buyers, downsizers, or investors looking to expand their portfolio. The property offers comfortable living in a popular residential area, with excellent access to local amenities, transport links, and green spaces. For more information or to arrange a viewing, contact 3Keys Property today on 01302 867888.

- 1 BEDROOM GROUND FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- POPULAR LOCATION WITH ACCESS TO M18 MOTORWAY NETWORK
- BATHROOM WITH BATH AND SHOWER OVERHEAD
- FRONT GARDEN
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- CLOSE TO LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS
- FITTED KITCHEN WITH INTEGRATED OVEN AND HOB

PROPERTY DESCRIPTION

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You enter the property via a porchway, which opens into a spacious open plan lounge, dining area, and kitchen. A front-facing window allows plenty of natural light into the living space and offers a view of the front of the apartment and the allocated parking space. The lounge and dining area benefit from laminate flooring, creating a clean and modern feel.

The kitchen is fitted with a range of wall and floor units and includes plumbing for a washing machine, along with space for a fridge/freezer, making it both functional and practical.

The apartment offers one generously sized double bedroom, which has fitted wardrobes, wood effect flooring, back facing window and radiator and a well-maintained bathroom which has a shower over bath, hand basin and wc.

An allocated parking space is included with the property. Located close to a range of local amenities, schools, and excellent transport links, this apartment offers convenient and comfortable living in a sought-after location.

PORCH

1.0m x 1.61m (3' 3" x 5' 3")

LOUNGE

3.03m x 4.65m (9' 11" x 15' 3")

KITCHEN

1.71m x 2.68m (5' 7" x 8' 10")

BEDROOM 1

3.35m x 3.73m (11' 0" x 12' 3")

BATHROOM

2.68m x 2.79m (8' 10" x 9' 2")

ADDITIONAL INFORMATION

- Council Tax Band – A
- EPC rating – C
- Tenure – TO BE CONFIRMED
- Parking - 1 allocated space.
- Boiler - Combi boiler.



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

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.

