

Anson Grove
Auckley
DN9 3QN
01302 867888



Grice Close, Doncaster

£165,000

3Keys Property are delighted to present this 2 double bedroom semi detached family home to the open sales market. This property is presented in ready to move into condition and would be perfect for a family or first time buyer. Accommodation comprises of reception room, kitchen, utility room, 2 double bedrooms and family bathroom with bath tub and shower over. Gardens to the front and rear, situated at the end of a quiet cul de sac, close to local amenities and schools with easy access to the motorway network and public transport links. Call 3Keys Property today for details 01302 867888.

- 2 DOUBLE BEDROOM
- SEMI DETACHED HOUSE
- FULLY TILED BATHROOM
- LOCATED AT THE END OF A CUL DE SAC
- OFF ROAD PARKING & SECURE REAR GARDEN
- CLOSE TO AMENITIES AND LOCAL SCHOOLS
- MAIN BEDROOM WITH FITTED WARDROBES
- UTILITY & STORE ROOM
- VIEWS OVER CANTLEY PARK
- CONSERVATORY OFF LOUNGE
- EASY ACCESS TO AMENITIES AND LOCAL TRANSPORT LINKS

PROPERTY DESCRIPTION

3Keys Property are delighted to present this 2 double bedroom semi detached family home to the open sales market. This property is presented in ready to move into condition and would be perfect for a family or first time buyer. Accommodation comprises of reception room, kitchen, utility room, 2 double bedrooms and family bathroom with bath tub and shower over. Gardens to the front and rear, situated at the end of a quiet cul de sac, close to local amenities and schools with easy access to the motorway network and public transport links.

GROUND FLOOR

Entrance hall which gives access to lounge, kitchen, utility and stairs to first floor. There is carpet to the floor, radiator and single pendant light fitting.

The lounge has a bay window to the front, electric fire, floor is fitted with carpet, radiator and 2 single pendant light fitting.

Conservatory is accessed through the lounge via sliding doors, there is a single light pendant, floor is fitted with carpet and there is french doors out to the garden.

The kitchen is fitted with a range of floor and wall units with contrasting worktops. Integrated appliances include oven, hob, extractor hood, plumbing for a washing machine and space for dishwasher. There are 2 rear aspect windows and a door leading to garden, vinyl flooring, single pendant light fitting and radiator.

Utility room which has a front aspect window, fitted with wall unit and work top, power supply, single pendant light fitting, plumbing for washing machine and laminate flooring.

FIRST FLOOR

The landing gives access to the 2 bedrooms and family bathroom and has a rear aspect window, single light pendant and carpet fitted to floor.

Bedroom 1 is a double aspect room with windows on both front and rear, fitted wardrobes, carpet fitted to floor, radiator, 2 single pendant light fittings and access to the loft.

Bedroom 2 is a double with front aspect window, fitted wardrobe, carpet fitted to floor, radiator and single pendant light fitting.

The fully tiled family bathroom has a white suite with bath tub and shower over, hand basin and wc. There is a rear aspect obscure glass window, radiator, single pendant light fitting and tiled flooring.

EXTERNAL

To the front of the property is a grass lawn with shrub borders, off road parking for 2 vehicles. There is a rear garden which is mainly laid to lawn with a patio and mature shrubs. There is a secure side gate which gives access to the front of the property.

The property is situated on this popular street in Cantley, Doncaster. The property is located well for local amenities and schools. Also offering easy access to the motorway network, the city centre and local transport links. To view this lovely family home, contact 3Keys Property on 01302 867888.

HALLWAY

LOUNGE

3.227m x 4.868m (10' 7" x 16' 0")

KITCHEN

2.889m x 4.207m (9' 6" x 13' 10") MAXIMUM MEASUREMENT



UTILITY

1.82m x 1.97m (6' 0" x 6' 6")

CONSERVATORY

2.50m x 3.39m (8' 2" x 11' 1")

LANDING

BEDROOM 1

2.68m x 5.06m (8' 10" x 16' 7")

BEDROOM 2

2.98m x 2.99m (9' 9" x 9' 10")

BATHROOM

1.49m x 1.70m (4' 11" x 5' 7")

ADDITIONAL INFORMATION

Council Tax Band – A
EPC rating – TBC
Tenure – Freehold
Heating – Gas central heating and combi boiler fitted 9 years ago, serviced annually.
Loft - part boarded, with ladder and light

DISCLAIMER

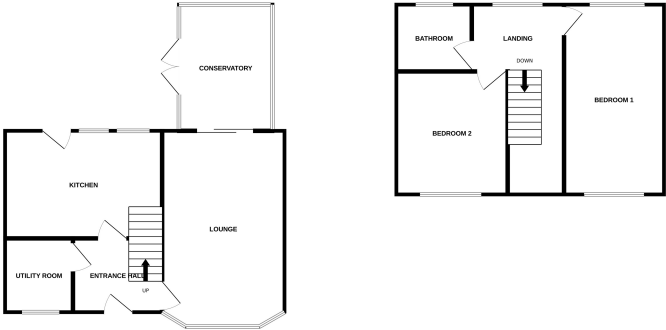
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Offer Procedure

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 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
495 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 889 sq.ft. (82.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan compiled here, measurements of areas, volumes, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. 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 or efficiency can be given.
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