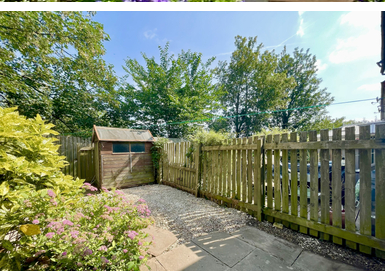


Anson Grove
Auckley
DN9 3QN
01302 867888



Astcote Court, Doncaster

£135,000

Well-Presented 2-Bedroom Home in a Quiet Cul-de-Sac – Kirk Sandall, Doncaster. 3Keys Property are delighted to present this well maintained and ready-to-move-into 2-bedroom home, tucked away in a peaceful cul-de-sac on a highly sought-after development in Kirk Sandall, Doncaster. Situated in a prime position and offering a private rear garden, modern interiors, and allocated parking. This property is ideal for first-time buyers, investors, or anyone looking to downsize without compromising on comfort or convenience. Contact 3Keys Property for details 01302 867888.

- 2 BEDROOM TERRACE HOUSE
- OPEN PLAN LOUNGE WITH SLIDING DOORS ONTO GARDEN
- DOUBLE BEDROOM WITH FITTED WARDROBES
- FAMILY BATHROOM WITH SHOWER OVER BATH
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- IDEAL FTB/INVESTMENT OPPORTUNITY
- FITTED KITCHEN WITH INTEGRATED OVEN AND HOB
- GOOD SIZE SECOND BEDROOM
- SECURE PRIVATE REAR GARDEN WITH SHED
- 2 ALLOCATED PARKING SPACES

PROPERTY DESCRIPTION

Well-Presented 2-Bedroom Home in a Quiet Cul-de-Sac – Kirk Sandall, Doncaster. 3Keys Property are delighted to present this well maintained and ready-to-move-into 2-bedroom home, tucked away in a peaceful cul-de-sac on a highly sought-after development in Kirk Sandall, Doncaster. Situated in a prime position and offering a private rear garden, modern interiors, and allocated parking. This property is ideal for first-time buyers, investors, or anyone looking to downsize without compromising on comfort or convenience.

Step inside and you’re welcomed into a bright and neutral entrance hall that connects seamlessly to both the kitchen and lounge. With carpet, single pendant light fitting and radiator.

The front-aspect kitchen is fitted with a range of wall and base units, complemented by contrasting worktops and integrated appliances including an oven, gas hob, and extractor. There's space and plumbing for a fridge freezer and washing machine, making it a practical and functional cooking space.

To the rear of the property, the spacious lounge benefits from large sliding patio doors that open onto a private, enclosed garden, allowing natural light to pour in and providing an ideal indoor-outdoor connection. This light-filled living space also gives access to the first floor via a stairwell discreetly positioned in the corner of the room, ensuring a flowing and open layout on the ground floor. With carpet, single pendant light fitting and radiator.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms.

The main bedroom overlooks the rear garden and includes built-in wardrobes, offering practical storage solutions without compromising space. With carpet, single pendant light fitting and radiator.

The second bedroom, with views to the front, also provides access to the loft and is ideal as a With wood effect laminate floor, single pendant light fitting and radiator.

The family bathroom is fitted with a white suite comprising a bathtub with overhead shower, wash basin, and WC, all enhanced by part-tiled walls and low-maintenance vinyl flooring. Large store cupboard, radiator and single pendant light fitting.

Externally, the rear garden is a fantastic space to relax or entertain, being fully enclosed and mainly laid with decorative stone with a paved patio area and a garden shed for storage. A secure rear gate leads to a communal path providing additional access. At the front, the property is set back from the cul-de-sac and benefits from allocated and visitor parking along with a neat, low-maintenance garden finished with decorative stone.

Located in the popular suburb of Kirk Sandall, the property benefits from excellent local amenities including a convenience store, coffee shop, and scenic walking routes that give the area a welcoming semi-rural feel. A local train station is within walking distance, offering direct access to Doncaster City Centre and regional connections. The M18 motorway network is also just a short drive away, ideal for commuters.

This is a superb opportunity to secure a well-kept home in a fantastic location with everything you need on your doorstep. Early viewing is highly recommended to fully appreciate the comfort, privacy, and lifestyle on offer. To arrange a viewing, contact 3Keys Property on 01302 867888



HALLWAY

LOUNGE

3.61m x 4.78m (11' 10" x 15' 8")

KITCHEN

2.36m x 2.51m (7' 9" x 8' 3")

BEDROOM 1

3.59m x 3.63m (11' 9" x 11' 11") MAXIMUM MEASUREMENTS - INTO WARDROBES

BEDROOM 2

1.73m x 3.68m (5' 8" x 12' 1")

BATHROOM

1.75m x 2.61m (5' 9" x 8' 7")

ADDITIONA INFORMATION

TENURE: Freehold
EPC: C
COUNCIL TAX BAND: A
BOILER: Combi boiler installed in 2018, serviced annually - gas safety check carried out in April 2025. .
Loft - no boarding or ladder
Parking - Communal visitor parking and one allocated space.

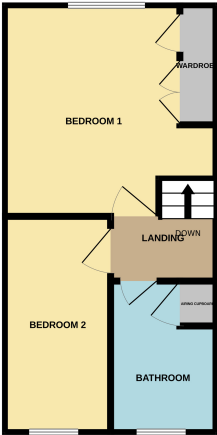
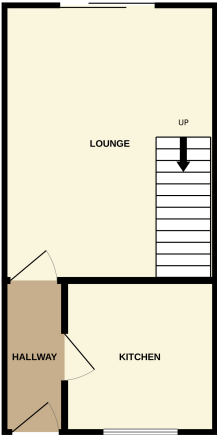
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR
284 sq.ft. (26.4 sq.m.) approx.

1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, bedrooms, rooms and any other items are approximate and not responsible to any one, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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