

Anson Grove
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 3KeysProperty



Nelson Road, Doncaster

£99,950

*****ATTENTION INVESTORS AND FIRST TIME BUYERS ****
3Keys Property are pleased to present to the open sales market this 3 bedroom mid terrace property in Rossington, Doncaster. The property is offered in good order throughout and briefly comprises of: entrance porch, lounge/diner, kitchen, utility room, family bathroom and 3 bedrooms. Situated close to local amenities, local schools and motorway networks, the property is sold with **NO ONWARD CHAIN**. Viewings are available via the agent, please call 3Keys Property on 01302 867888.

- 3 BEDROOM MID TERRACE FAMILY HOME
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT WITH NEW CARPETS
- UTILITY ROOM
- CLOSE TO LOCAL AMENITIES AND SCHOOLS

- PERFECT OPPORTUNITY FOR FTB OR INVESTOR
- LARGE RECEPTION ROOM
- BATHROOM WITH SHOWER OVER BATH
- ENCLOSED REAR GARDEN AND LARGE OUTSIDE STORE
- EASY ACCESS TO MOTORWAY NETWORK AND CITY CENTRE

PROPERTY DESCRIPTION

Keys Property are pleased to present to the open sales market this 3 bedroom mid terrace property in Rossington, Doncaster. The property is offered in good order throughout and briefly comprises of: entrance porch, lounge/diner, kitchen, utility room, family bathroom and 3 bedrooms. Gardens to the front and rear and an external building to the rear which is ideal for storage. Situated close to local amenities, local schools and motorway networks, the property is sold with NO ONWARD CHAIN. Viewings are available via the agent, please call 3Keys Property on 01302 867888.

GROUND FLOOR

A porch way leads into the open plan lounge/diner with fitted carpet throughout. A large lounge/dining room with front and rear aspect windows and stairs leading up to the first floor. Finished with 2 single pendant light fittings and central heating radiator. Side aspect kitchen has a mix of wall and base units with contrasting work surface, integrated oven, hob and extractor fan and space for a fridge. Large under stairs pantry, side aspect window and open plan access to the utility with plumbing for a washing machine and side aspect door to the rear yard. Both the kitchen and utility room have a single pendant light fitting. To complete the downstairs accommodation is a fully tiled family bathroom with side aspect obscured glass window, bathtub with over head shower, hand basin and W/C. Finished with a central heating radiator and pendant light fitting.

FIRST FLOOR

Open stairs lead up to the first floor accommodation. A spacious landing space with side aspect window leads to 3 bedrooms and is finished with carpet to the floor, single pendant light fitting, central heating radiator and access to the loft space. Bedroom 1 is front facing with carpet to the floor, single pendant light fitting and central heating radiator. Bedroom 2 is rear facing with carpet to the floor, single pendant light fitting and central heating radiator. Bedroom 3 is rear facing with carpet to the floor, single pendant light fitting and central heating radiator.

EXTERNAL

The front pathway leads to the front door with a lawn area to the side. To the rear, there is a fully enclosed yard/garden with grass lawn and patio area. There is also a large detached outbuilding which is ideal for storage.

There are local amenities a short walk from the property including convenience store and post office. Rossington offers a good range of primary and secondary schools and local bus routes into Doncaster City Centre. The property is a short drive from the Great Yorkshire Way offering links onto the M18 and A1 motorway networks and is also a short drive to the iPort. To view, call 3Keys Property 01302 867888.

PORCH

LOUNGE/DINING ROOM

3.61m x 6.85m (11' 10" x 22' 6")

KITCHEN

2.37m x 2.71m (7' 9" x 8' 11")

UTILITY

1.90m x 1.73m (6' 3" x 5' 8")

BATHROOM

1.88m x 1.87m (6' 2" x 6' 2")

LANDING

BEDROOM 1

3.04m x 3.97m (10' 0" x 13' 0")

BEDROOM 2

3.02m x 3.70m (9' 11" x 12' 2")

BEDROOM 3

2.43m x 2.73m (8' 0" x 8' 11")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Parking - on street

Boiler - combination boiler and gas central heating

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

