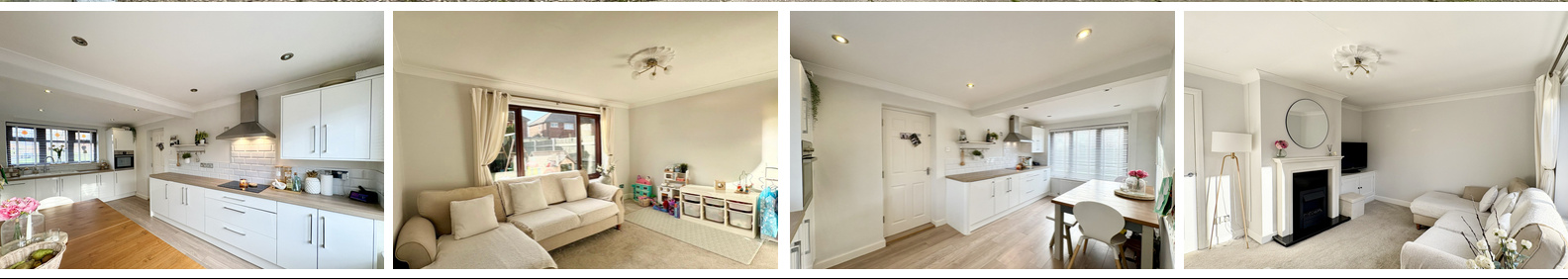


Anson Grove
Auckley
DN9 3QN
01302 867888



Ninian Grove, Doncaster
£175,000

3Keys Property are delighted to present spacious 3-bedroom semi-detached family home, situated in the ever-popular area of Cantley, Doncaster. Offered to the open sales market in 'ready to move into' condition, this attractive property features a generous modern kitchen/dining room, a welcoming rear-aspect lounge overlooking the garden, three well-proportioned bedrooms, and a contemporary family bathroom complete with bath and shower over. A ground-floor utility room adds further practicality for family living. With a large rear garden, complete with decking and patio areas, front garden which is not overlooked, and its close proximity to highly regarded local schools and amenities, this property is an ideal choice for families seeking a convenient and well-connected residential location. To view, contact 3Keys Property 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- REAR ASPECT LOUNGE
- SINGLE BEDROOM WITH FITTED BED AND STORAGE
- UTILITY AND OUTER HALL WITH STORAGE
- DRIVEWAY AND ON STREET PARKING
- WELL PRESENTED THROUGHOUT
- 2 DOUBLE BEDROOMS
- FULLY TILED BATHROOM WITH SHOWER OVER BATH
- LARGE SOUTH FACING REAR GARDEN WITH DECKING
- FULLY FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES

PROPERTY DESCRIPTION

3Keys Property are delighted to present this spacious 3-bedroom semi-detached family home, situated in the ever-popular area of Cantley, Doncaster. Offered to the open sales market in 'ready to move into' condition, this attractive property features a generous modern kitchen/dining room, a welcoming rear-aspect lounge overlooking the garden, three well-proportioned bedrooms, and a contemporary family bathroom complete with bath with shower over shower. A ground-floor utility room adds further practicality for family living. With a large rear garden, complete with decking and patio areas, and its close proximity to highly regarded local schools and amenities, this property is an ideal choice for families seeking a convenient and well-connected residential location.

GROUND FLOOR

The entrance hallway provides access to the lounge, kitchen/breakfast room, and staircase to the first floor. Features include a single pendant light fitting, under-stairs storage cupboard, wood-effect laminate flooring, front-aspect window, and radiator.

Lounge is a bright and comfortable rear-aspect reception room with a marble fire surround, carpeted flooring, single pendant light fitting, rear window overlooking the garden, and radiator.

Kitchen/Dining Room - A modern, well-equipped space fitted with shaker-style wall and floor units and contrasting worktops. Integrated appliances include an oven, hob, extractor hood, fridge, and dishwasher. The room benefits from wood-effect laminate flooring, radiator, spot lighting, and both front and rear aspect windows.

A side door leads to an outer hallway offering additional front and rear access, with vinyl flooring, spot lighting, a store cupboard, and a further door to the utility room.

Utility Room - Fitted with plumbing for a washing machine, space for a tumble dryer, workbench, power, and lighting - an ideal functional space for family needs.

FIRST FLOOR

Landing provides access to all three bedrooms and the family bathroom, the landing features carpeted flooring, a single pendant light fitting, and loft access.

Bedroom 1 - A rear-aspect double bedroom with carpeted flooring, single pendant light fitting, and radiator.

Bedroom 2 - A further generous double bedroom with rear-aspect window, carpet to floor, single pendant light fitting, and radiator.

Bedroom 3 - A front-aspect single bedroom featuring a built-in bed and store cupboard, carpeted flooring, radiator, and single pendant light fitting.

Family Bathroom - A modern, fully tiled bathroom comprising a white suite with bath tub, shower over, hand basin, and WC. Additional features include a heated towel rail, tiled flooring, spot lighting, and a side-aspect obscure-glass window.

EXTERNAL

To the front, the property benefits from a lawned garden with shrub borders and a driveway and is not overlooked. The spacious rear garden offers a large decking area accessed from the outer hallway, an additional patio space, and a lawn bordered by mature shrubs - perfect for outdoor entertaining and family use. Cantley is a highly sought-after location in Doncaster, well served by excellent schools, a wide range of amenities, and convenient transport links, with easy access to the motorway network. To arrange a viewing, please contact 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE

3.64m x 4.15m (11' 11" x 13' 7") MAXIMUM MEASUREMENT



KITCHEN/DINER

2.93m x 5.64m (9' 7" x 18' 6")

HALLWAY

UTILITY ROOM

1.80m x 2.20m (5' 11" x 7' 3")

FIRST FLOOR LANDING

BATHROOM

1.67m x 2.31m (5' 6" x 7' 7")

PRINCIPAL BEDROOM

3.60m x 3.80m (11' 10" x 12' 6") MAXIMUM MEASUREMENT

BEDROOM 2

3.03m x 3.60m (9' 11" x 11' 10") MAXIMUM MEASUREMENT

BEDROOM 3

2.57m x 2.71m (8' 5" x 8' 11") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

Council Tax Band – A
EPC rating – C
Tenure – Freehold
Parking - Driveway for 2 cars
Boiler - Combi boiler
Loft - Fixed ladder with power and no boarding

Property 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.

