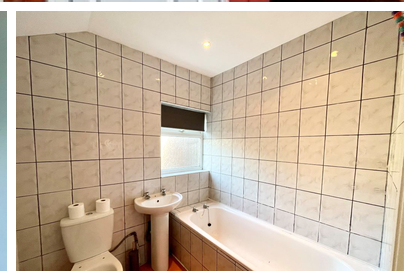
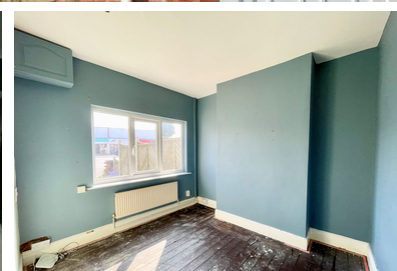
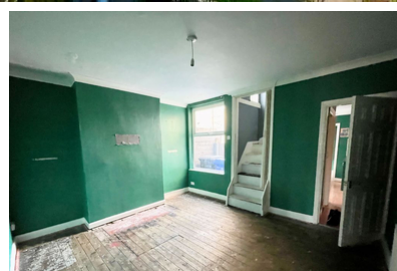
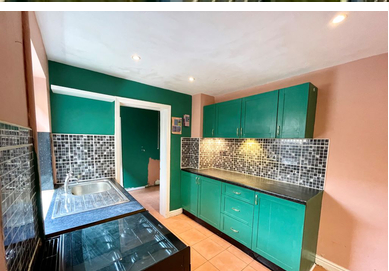


Anson Grove
Auckley
DN9 3QN
01302 867888



Norman Crescent, Doncaster

£75,000

3Keys Property are delighted to offer for sale this 3 bedroom mid terrace property, situated in Rossington, Doncaster. This family home is in need of updating which is reflected in the price and therefore an excellent opportunity for an investor. To view, please contact 3Keys Property 01302 867888.

- 3 BEDROOM MID TERRACE HOUSE
- EXCELLENT PRICE
- SOME UPDATING REQUIRED
- FITTED KITCHEN WITH UTILITY AREA
- SEPARATE HALLWAY ENTRANCE
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- PERFECT OPPORTUNITY FOR INVESTORS
- 2 RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- REAR YARD AND FRONT GARDEN

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this 3 bedroom mid terrace property, situated in Rossington, Doncaster. This family home is in need of updating which is reflected in the price and therefore an excellent opportunity for an investor.

The property has gas central heating and radiators in all rooms with exception to the hallway and landing and single pendant light fittings in each room.

Accommodation comprises of porch, entrance hallway, lounge with front aspect window, a second reception room with open plan staircase and rear aspect window. The kitchen is fitted with floor and wall units and contrasting worktops, has a side aspect window and door to rear garden. There is a large under stair cupboard for storage and tiled splashbacks. The utility area has a side aspect window and plumbing for washing machine. The family bathroom which is situated on the ground floor has a white suite comprising bath tub, hand basin and WC. There is a rear aspect window, spot lighting and tiled floor.

To the first floor is a landing giving access to all 3 bedrooms. Bedroom 1 is front aspect, bedroom 2 is rear aspect and bedroom 3 is also rear aspect.

To the front of the property is a garden which is mainly laid to lawn and a path which offers shared access to the neighbouring property. The rear yard is secured by a fence and there is access to the back lane.

Situated in the centre of Rossington close to local amenities, schools and local transport links. The property is also well located for access to the motorway network.

PORCH

HALLWAY

1.01m x 3.08m (3' 4" x 10' 1")

LOUNGE

2.87m x 03.05m (9' 5" x 10' 0")

DINING ROOM

3.95m x 3.67m (13' 0" x 12' 0")

KITCHEN

2.74m x 2.39m (9' 0" x 7' 10")

UTILITY

1.92m x 1.73m (6' 4" x 5' 8")

BATHROOM

1.92m x 1.82m (6' 4" x 6' 0")

LANDING

0m x 0m (0' 0" x 0' 0")

BEDROOM 1

3.96m x 3.01m (13' 0" x 9' 11")

BEDROOM 2

3.01m x 3.70m (9' 11" x 12' 2")

BEDROOM 3

2.42m x 2.75m (7' 11" x 9' 0")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

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

M



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The contents, condition and appearance shown here have not been tested and no guarantee is made with respect to accuracy.

