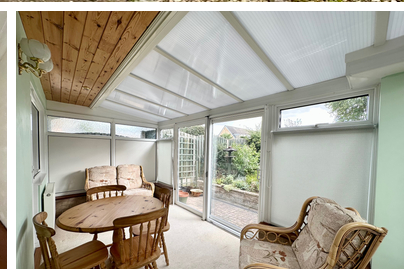


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Ambleside Crescent, Doncaster

£225,000

3Keys Property are delighted to present this 3 bedroom semi detached family home, situated in the highly sought after village of Sprotbrough, Doncaster, to the open sales market. This property is offered with no onward chain and is in need of some updating but will provide a fabulous home for a small family or FTB. With parking for 3 cars, garage which has been converted to a workshop and gardens to the front and rear. Contact 3Keys Property for more information 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- SPROTBROUGH MAIN VILLAGE LOCATION
- FITTD KITCHEN WITH UTILITY
- FAMILY SHOWER ROOM
- GARAGE/WORKSHOP
- OFFERED WITH VACANT POSSESSION AND NO ONWARD CHAIN
- OPEN PLAN LOUNGE WITH DINING ROOM
- CONSERVATORY LEAN TO WITH SLIDING DOORS
- GARDENS TO THE FRONT AND REAR WITH DRIVEWAY
- CLOSE TO LOCAL AMENITIES AND HIGHLY SOUGHT AFTER

**PROPERTY DESCRIPTION**

3Keys Property are delighted to present this 3 bedroom semi detached family home, situated in the highly sought after village of Sprotbrough, Doncaster, to the open sales market. This property is offered with no onward chain and is in need of some updating but will provide a fabulous home for a small family or FTB. With parking for 3 cars, garage which has been converted to a workshop and gardens to the front and rear.

Accommodation briefly comprises of an entrance porch, open plan lounge/dining room, kitchen, lean to conservatory, utility, landing, family shower room, 2 double bedrooms and 1 single bedroom. There is garage which can not be accessed by car and is used as a workshop/storage area. The rear garden has an additional shed for storage and there is a driveway providing parking for up to 3 cars.

**GROUND FLOOR**

To the front of the property is a fully glazed entrance porch which gives access to the open plan lounge.

Lounge has front and side aspect window, open plan stair case leading to the first floor accommodation, carpet to floor, feature brick breast wall, radiator and single pendant light fitting.

The dining area has rear aspect window and door leading to the lean to conservatory, carpet to floor, radiator, single pendant light fitting and door leading to kitchen.

Kitchen is fully tiled and fitted with floor and wall units, integrated oven, hob and extractor fan, fridge, freezer and plumbing for dishwasher. Side aspect window, single pendant light fitting and door leading to lean to conservatory.

The lean to conservatory has sliding doors onto the rear garden and door to utility. Carpet to floor, radiator, spot lighting and wall lights.

Utility room is fitted with floor units and has plumbing for washing machine. Side aspect window with front aspect door leading to driveway and rear door to garage/workshop which has power and lighting and a pedestrian door to the rear garden.

**FIRST FLOOR**

Landing with side aspect window, carpet to floor, single pendant light fitting and access to the loft.

Bedroom 1 is front aspect with carpet to floor, fitted wardrobes, radiator and single pendant light fitting. Bedroom 2 is rear aspect with carpet to floor, fitted wardrobes, radiator and single pendant light fitting. Bedroom 3 is front aspect with carpet to floor, radiator and single pendant light fitting.

Family shower room has tiled walls and pvc shower panelling, walk in shower, hand basin and wc. Rear aspect window, heated towel rail, spot lighting and laminate flooring.

**EXTERNAL**

To the front of the property is a garden laid with decorative stones and shrub borders. The driveway is sufficient to fit up to 3 cars. The rear garden is laid to lawn with shrub and tree borders, block paved patio area to front of conservatory and crazy paved patio to rear of garden with wooden pergola. The garden has a shed and offers access to the garage/workshop.

The village of Sprotbrough is hugely popular due to its highly sought after schools, local amenities and easy access to the A1 Motorway. There are many lovely local walks and places of interest as well as popular pubs and restaurants. There is a vibrant community life in Sprotbrough with lots of local clubs and group activities with the Christmas lights being one of the main attractions. To view this property, contact 3Keys Property today 01302 867888.

**LOUNGE**

3.95m x 5.08m (13' 0" x 16' 8") Max measurement



**PORCH**

**DINING ROOM**

2.74m x 3.26m (9' 0" x 10' 8")

**KITCHEN**

2.25m x 3.27m (7' 5" x 10' 9")

**CONSERVATORY**

2.28m x 4.62m (7' 6" x 15' 2")

**UTILITY ROOM**

2.36m x 2.72m (7' 9" x 8' 11")

**BEDROOM 1**

3.06m x 3.93m (10' 0" x 12' 11")

**BEDROOM 2**

3.07m x 3.29m (10' 1" x 10' 10")

**BEDROOM 3**

1.96m x 2.99m (6' 5" x 9' 10") Max measurement

**BATHROOM**

1.91m x 1.90m (6' 3" x 6' 3")

**LANDING**

**ADDITIONAL INFORMATION**

Council Tax Band – C

EPC rating – D

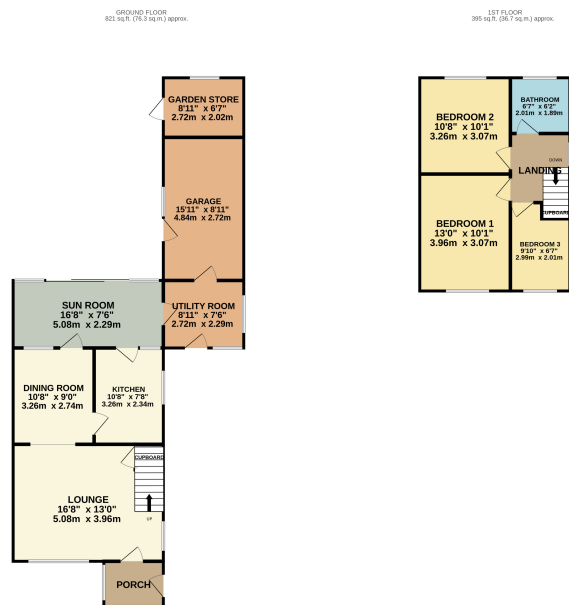
Tenure – Freehold

**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 reg inc we La



54 AMBLESIDE CRESCENT  
 TOTAL FLOOR AREA: 1228 sq.ft. (113.0 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the foregoing particulars, measurements of floor, wall, ceiling, cornice and any other parts of the building and its immediately adjacent premises are given as an indication only. The purchaser is advised to verify the accuracy of the measurements by independent professional surveyors. The purchaser is advised to verify the accuracy of the measurements by independent professional surveyors. The purchaser is advised to verify the accuracy of the measurements by independent professional surveyors.