

Anson Grove
Auckley
DN9 3QN
01302 867888



High Street, Doncaster

£110,000

3Keys Property are delighted to offer for sale this well cared for spacious, 3 double bedroom mid terrace property, situated in the centre of Bentley, Doncaster. Offered with no onward chain, parking for several cars and a detached garage, the property is located close to local amenities with excellent local transport links, easy access to the city centre and motorway network. Contact 3Keys Property for details 01302 867888.

- 3 BEDROOM MID TERRACE PROPERTY
- WELL MAINTAINED THROUGHOUT WITH POTENTIAL TO UPDATE
- 2 RECEPTION ROOMS
- GARDENS TO FRONT AND REAR
- CENTRAL LOCATION CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- EXCELLENT FTB OR INVESTOR OPPORTUNITY
- GROUND FLOOR WC AND SEPARATE HALLWAY
- REAR ACCESS DRIVEWAY FOR 2 CARS AND DETACHED GARAGE
- EASY ACCESS TO MOTORWAY NETWORK AND CITY CENTRE

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this well cared for spacious, 3 double bedroom mid terrace property, situated in the centre of Bentley, Doncaster. Offered with no onward chain, parking for several cars and a detached garage, the property is located close to local amenities with excellent local transport links, easy access to the city centre and motorway network.

Accommodation briefly comprises of an entrance hall, front aspect lounge with beautiful bay window, dining room, fitted kitchen, utility room and ground floor wc. To the first floor is a front aspect principal bedroom with bay window, 2 further double bedrooms and a shower room. There is a front fully enclosed garden and rear garden with driveway and detached garage.

GROUND FLOOR

You enter this well presented property from the front outer porch into the entrance hall. The entrance hall has carpet to the floor, single pendant light fitting and radiator. The hall gives access to the dining room and stairs to the first floor accommodation.

The lounge has a large front aspect bay window, carpet to the floor, single pendant light fitting, gas fire and radiator.

The dining room has a rear aspect window, carpet to floor, radiator and single pendant light fitting.

The kitchen is fitted with floor and wall units, plumbing for the washing machine, integrated oven and hob with extractor hood, laminate flooring, store cupboard, side aspect windows and door to utility area.

The utility gives access to the rear garden and ground floor wc. The wc has a rear aspect window and pvc panelling to the wall.

FIRST FLOOR

Landing with carpet to floor, store cupboard and single pendant light fitting.

Principal bedroom with bay, front aspect window, carpet to floor, radiator and single pendant light fitting. Bedroom 2 with rear aspect window, fitted wardrobes, carpet to floor, radiator and single pendant light fitting. Bedroom 3 with rear aspect window, carpet to floor, radiator and single pendant light fitting.

Shower/wet room with shower, pvc wall panelling, wc and hand basin. Side aspect window, heated towel rail and wall cabinet.

EXTERNAL

To the front is a fully enclosed garden with decorative stone and mature shrubs. To the rear is a garden with a driveway for 2 cars and detached garage, both accessed from the back lane. There is a patio area and decorative stone borders.

The property is located in the centre of Bentley, Doncaster, close to a wide range of local amenities and public transport links. There is easy access to motorway network and Doncaster City Centre. To view this property, contact 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE

3.28m x 4.57m (10' 9" x 15' 0") INTO BAY WINDOW

DINING ROOM

3.37m x 3.79m (11' 1" x 12' 5")

KITCHEN

2.72m x 4.32m (8' 11" x 14' 2")

UTILITY

1.05m x 1.95m (3' 5" x 6' 5")

GROUND FLOOR WC

.80m x 1.95m (2' 7" x 6' 5")

LANDING

PRINCIPAL BEDROOM

3.61m x 4.30m (11' 10" x 14' 1") NOT INCLUDING BAY WINDOW

BEDROOM 2

2.68m x 3.81m (8' 10" x 12' 6")

BEDROOM 3

2.67m x 2.80m (8' 9" x 9' 2")

SHOWER ROOM

1.49m x 1.77m (4' 11" x 5' 10")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

Boiler - Back Boiler - gas

Loft - No ladder, part boarded with power

Garage - detached with up and over door and pedestrian door - no power

Driveway - accessed from back lane with driveway for 2 cars

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

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Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given that they are in working order. Measurements are given to the nearest millimetre.

