



## Brinsley Way, Doncaster

£200,000

3Keys Property are delighted to offer to the open sales market this modern and well-presented three-bedroom semi-detached home, situated on a popular and well-established residential development on Brinsley Way, Bircotes, Doncaster. This new development is well regarded for its family-friendly environment, with the property being conveniently located close to local schools, shops, and everyday amenities, as well as offering good access to transport links. Finished to a good standard throughout, the home provides contemporary living accommodation ideal for first-time buyers, families, or investors. Early viewing is highly recommended. Contact 3Keys Property 01302 867888.

- SEMI-DETACHED
- NO ONWARD CHAIN
- OFFERED WITH VACANT POSSESSION
- LIGHT & AIRY FRONT FACING LOUNGE
- PRINCIPAL BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- 3 BEDROOMS
- OPEN PLAN MODERN KITCHEN / DINER
- GROUND FLOOR WC & UTILITY AREA
- DOUBLE DRIVEWAY WITH ELECTRIC CAR CHARGING POINT
- SECURE REAR GARDEN

## PROPERTY DESCRIPTION

3Keys Property are delighted to offer to the open sales market this modern and well-presented three-bedroom semi-detached home, ideally located on the popular Brinsley Way, Bircotes, Doncaster. The property offers contemporary living accommodation throughout, making it an ideal purchase for first-time buyers, families, or investors alike. Finished to a good standard, the home benefits from a modern kitchen and bathrooms, off-road parking with electric vehicle charging, and a secure rear garden. Early viewing is highly recommended.

### Accommodation

**Entrance Hallway** - The entrance hallway provides access to the lounge and staircase to the first floor. Finished with carpeted flooring, a radiator, and single pendant light fitting.

**Lounge** - A light and airy front-facing lounge featuring carpeted flooring, radiator, store cupboard and single pendant light fitting, offering a comfortable living space.

**Kitchen / Diner** - A modern open-plan kitchen/diner fitted with a range of floor and wall units with contrasting worktops. Appliances include an integrated oven, gas hob with extractor hood, and there is space for a fridge and dishwasher. Finished with vinyl floor covering, radiator, and single pendant light fitting, with French doors opening into the rear garden. There is plenty of space for a dining table.

**Utility Room** - The utility area is fitted with a worktop and base cupboard and benefits from plumbing for a washing machine, along with vinyl floor covering, radiator, and single pendant light fitting. The boiler is housed in this space.

**Downstairs WC** Fitted with a low-level WC and wash hand basin, with vinyl flooring, radiator, and single pendant light fitting.

### First Floor

The first-floor landing with side aspect window is fitted with carpeted flooring, radiator, and single pendant light fitting, providing access to all first-floor accommodation.

**Bedroom One** - The principal bedroom features carpeted flooring, radiator, single pendant light fitting, a built-in bulk head storage cupboard, and access to the en-suite shower room.

**En-Suite Shower Room** - Fitted with a walk-in shower enclosure, wash hand basin, and low-level WC, finished with vinyl floor covering, radiator, and ceiling light fitting.

**Bedroom Two** - A further well-proportioned double bedroom with carpeted flooring, radiator, and single pendant light fitting.

**Bedroom Three** - A single bedroom, also benefiting from carpeted flooring, radiator, and single pendant light fitting.

**Family Bathroom** - The family bathroom is fitted with a bath with mixer taps, wash hand basin, and low-level WC, finished with vinyl floor covering, radiator, and ceiling light fitting.

### Externally

Externally, the property benefits from a double driveway to the front with electric vehicle charging point and a secure enclosed rear garden with patio area, ideal for outdoor entertaining.

**Location** Brinsley Way forms part of a sought-after new residential development within Bircotes, a popular area known for its excellent range of local amenities, including schools, shops, and leisure facilities. The property is well positioned for daily commuting and family living, making it a highly desirable location for a wide range of buyers. For further information - please contact 3keys Property 01302 867888.

### ENTRANCE HALL

### LOUNGE

**3.58m x 4.49m (11' 9" x 14' 9") MAXIMUM MEASUREMENT**



### KITCHEN/DINER

**3.37m x 3.83m (11' 1" x 12' 7")**

### UTILITY

**1.09m x 1.99m (3' 7" x 6' 6")**

### WC

**1.05m x 1.72m (3' 5" x 5' 8")**

### FIRST FLOOR LANDING

### PRINCIPAL BEDROOM

**3.28m x 3.60m (10' 9" x 11' 10") MAXIMUM MEASUREMENT**

### ENSUITE

**1.33m x 2.03m (4' 4" x 6' 8")**

### BEDROOM 2

**2.42m x 3.27m (7' 11" x 10' 9")**

### BEDROOM 3

**2.05m x 2.18m (6' 9" x 7' 2")**

### BATHROOM

**1.70m x 2.48m (5' 7" x 8' 2")**

### ADDITIONAL INFORMATION

Council Tax Band - B

EPC rating - B

Tenure - Freehold

Boiler - Original

Loft - No ladder or boarding

Parking - Driveway with parking for 2 cars

### DISCLAIMER

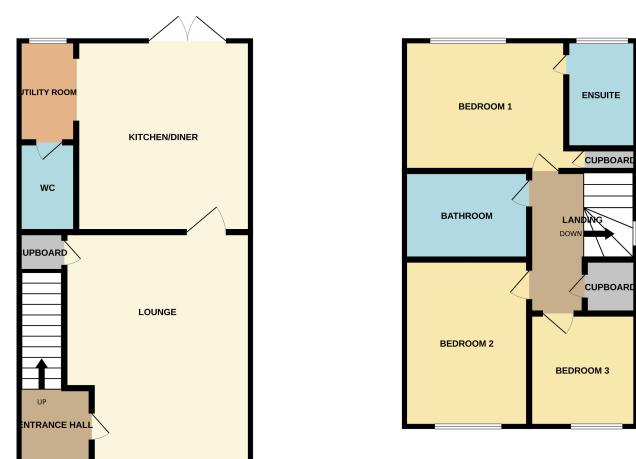
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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 checked 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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the details contained here, measurements of rooms and of the property and the items are approximate and no responsibility will be accepted for any errors or omissions. This plan is for illustrative purposes only and should be used as such to any prospective purchaser. It is the responsibility of the purchaser to have a survey carried out to establish the true condition of the property and that all services and facilities are in working order. No guarantee can be given as to their operability or efficiency can be given.  
Made with Version 0220