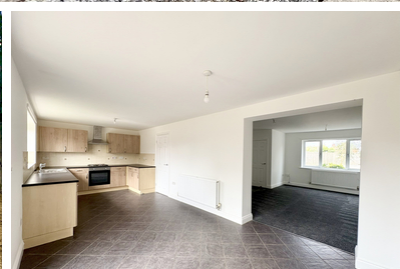


Anson Grove
Auckley
DN9 3QN
01302 867888



King Georges Road, Doncaster

£195,000

3Keys Property are proud to present this 3 bedroom end terrace family home, offered in good condition throughout and situated on a large corner plot in new Rossington, Doncaster. The property also benefits from an integral garage and an additional large brick built outbuilding which has a garage door lintel if needed. This building offers a range of uses. Internally, the property has been fully decorated throughout with new carpets. To view this property, contact 3Keys Property today 01302 867888.

- 3 BEDROOM END TERRACE FAMILY HOME
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- REDECORATED THROUGHOUT WITH NEW CARPETS
- INTEGRAL GARAGE WITH DRIVEWAY FOR UP TO 5 CARS
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS

- LARGE CORNER PLOT WITH WORKSHOP/2ND GARAGE TO REAR
- LARGE OPEN PLAN KITCHEN/LOUNGE/DINER
- FAMILY BATHROOM TO GROUND FLOOR WITH SHOWER OVER BATH
- LOCATED CLOSE TO SCHOOLS AND LOCAL AMENITIES
- IDEAL OPPORTUNITY FOR FTB OR FAMILY

PROPERTY DESCRIPTION

3Keys Property are proud to present this 3 bedroom end terrace family home, offered in good condition throughout and situated on a large corner plot in new Rossington, Doncaster. The property also benefits from an integral garage and an additional large brick built outbuilding which has a garage door lintel if needed. This building offers a range of uses. Internally, the property has been fully decorated throughout with new carpets.

Accommodation comprises of entrance porch, hallway, open plan lounge, kitchen/dining room, ground floor bathroom, internal access to integral garage, landing with access to 3 bedrooms.

GROUND FLOOR

To the front of the property is a good size porch with side aspect windows, tiled flooring, single pendant light fitting and radiator. Door leading to a spacious hallway providing access to the main living areas, including the lounge, kitchen, ground floor bathroom, internal door to garage, and staircase to the first floor. The hallway has fitted carpet, radiator, and a single pendant light fitting.

The lounge is front aspect and open plan giving access to the dining area and kitchen. The lounge has fitted carpet to floor, a store cupboard, 2 radiators and single pendant light fittings.

The dining area has a tiled floor and French doors which open out on to the large rear garden. The kitchen, which can also be accessed via the hallway, is fitted with floor and wall units with contrasting worktops and integrated appliances which include oven, hob and extractor hood. The same tiled floor as the dining area and rear aspect window overlooking the garden. Radiator, plumbing for washing machine and 2 single pendant light fittings.

The ground floor bathroom is fully tiled and includes a bath tub with shower over, hand basin, wc, heated towel rail, single pendant light fitting, and tiled flooring.

FIRST FLOOR

Upstairs, a spacious and fully carpeted landing provides loft access and includes a storage cupboard and single pendant light fitting. The main bedroom features a front and rear aspect window, carpeted flooring, radiator, and pendant lighting.

A second double bedroom is located at the rear of the property and also benefits from carpeted flooring, a rear aspect window, radiator, store cupboard and pendant light.

The third bedroom is front-facing, with similar finishes including fitted carpet, pendant light, and radiator.

EXTERNAL

To the front of the property is a large driveway with parking for up to 5 vehicles. Side access via the garage leads to a fully enclosed large rear garden featuring a patio area, lawn, mature shrub borders and a large brick built out building providing additional storage. This building has a lintel so a garage door can be added if desired. With a tiled pitch roof the out building has an electricity supply and a pedestrian door and offers a range of options for its use, all depending on your needs.

Rossington is a well-connected village in Doncaster offering a wide range of local amenities, schools, and shops. It provides excellent commuter links via the nearby motorway network and is well served by public transport. To arrange a viewing, contact 3Keys Property on 01302 867888.

PORCH

ENTRANCE HALL

LOUNGE

4.92m x 5m (16' 2" x 16' 5") MAX MEASUREMENT

KITCHEN/DINING ROOM

2.89m x 7.04m (9' 6" x 23' 1")

BATHROOM

1.69m x 2.80m (5' 7" x 9' 2")

BEDROOM 1

3.24m x 5.04m (10' 8" x 16' 6") MAX MEASUREMENT

BEDROOM 2

2.47m x 3.51m (8' 1" x 11' 6")

BEDROOM 3

2.49m x 3.53m (8' 2" x 11' 7")

LANDING

ADDITIONAL INFORMATION

TENURE - Freehold

EPC - D

COUNCIL TAX BAND - A

GARAGE - Integral garage with 2 remote controlled roller garage doors and internal access to house.

WORKSHOP - Large brick built workshop with garage lintel intact and pedestrian access. Idea opportunity for large storage needs or to be converted to other use such as gym or work space.

HEATING - Combi boiler with gas central heating.

LOFT - No boarding of fixed ladder.

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.

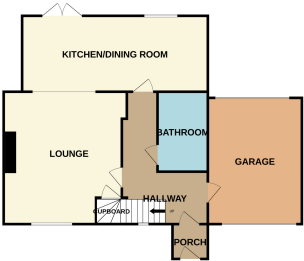
Offer Procedure

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.

GROUND FLOOR
1346 sq.ft. (125.0 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1761 sq.ft. (163.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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 in conjunction with the prospective purchaser. The services, fixtures and appliances shown are for information only and are not guaranteed as to their operability or efficiency can be given. Made with Metrease C1002.