

Anson Grove
Auckley
DN9 3QN
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Ascot Avenue, Doncaster

£152,500

3Keys Property are delighted to offer this charming 3 bedroom semi-detached property, situated in Cantley, Doncaster, to the open sales market. This property has had the same owners since it was built in the 1950's and is in need of some updating, but don't let that put you off, this property has been well cared for and offers spacious accommodation with a separate lounge and dining room, fitted kitchen, WC and utility area. Contact 3Keys Property for more information. 01302 867888

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- SEPARATE LOUNGE AND DINING ROOM
- FITTED KITCHEN WITH PANTRY & LARGE STORE
- DETACHED GARAGE
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS

- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- GROUND FLOOR WC & UTILITY AREA
- LARGE GARDEN NOT OVERLOOKED TO REAR
- BATHROOM WITH SHOWER OVER BATH
- LOCATED CLOSE TO AMENITIES WITH EASY ACCESS TO LOCAL TRANSPORT & A1 MOTORWAY LINKS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer this charming 3 bedroom semi-detached property, situated in Cantley, Doncaster, to the open sales market. This property has had the same owners since it was built in the 1950's and is in need of some updating, but don't let that put you off, this property has been well cared for and offers spacious accommodation with a separate lounge and dining room, fitted kitchen, WC and utility area. There is also a detached garage accessed at the rear of the property and a large back garden which is not overlooked.

GROUND FLOOR

A secure porch gives access to the hallway which has a cupboard for coats, is fitted with carpet and has a radiator. The front aspect lounge has a radiator, alcove shelving and fitted carpet. The dining room which is accessed off the hall has a rear aspect window, carpet to floor, radiator and cupboard.

The kitchen is fitted with floor and wall units and has a large pantry cupboard as well as an understairs cupboard, the floor is tiled and there is plumbing for the washing machine. there is a door from the kitchen to a rear lobby which gives access to the wc, a further store cupboard and a utility room which is bare brick with a rear aspect window. There is a side access door leading to the rear garden.

FIRST FLOOR

Master bedroom with fitted wardrobes, front aspect window, radiator and carpet to floor. The second bedroom is also a double with rear aspect window, radiator and carpet to floor. Third bedroom is a good size single with rear aspect window, carpet to floor, radiator and cupboard.

The bathroom is fully tiled with bathtub and shower over, hand basin, wc, large storage cupboard and front aspect obscure glass window.

Landing has a side aspect window, electric storage heater, large storage cupboard and access to loft.

EXTERNAL

This property benefits from well-maintained spacious gardens to the front and rear. There is a detached garage to the rear of the property with a parking space. The rear garden is mainly laid to lawn with a small patio area.

LOUNGE

3.69m x 3.61m (12' 1" x 11' 10")

DINING ROOM

2.84m x 3.62m (9' 4" x 11' 11")

KITCHEN

2.87m x 2.83m (9' 5" x 9' 3")



UTILITY

1.98m x 1.85m (6' 6" x 6' 1")

MASTER BEDROOM

03.70m x 3.60m (12' 2" x 11' 10")

BEDROOM 2

2.81m x 3.78m (9' 3" x 12' 5")

BEDROOM 3

2.90m x 2.27m (9' 6" x 7' 5")

BATHROOM

1.66m x 1.95m (5' 5" x 6' 5") NOT INCLUDING CUPBOARD

ADDITIONAL INFORMATION

Council Tax Band – TBC

EPC rating – TBC

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 Money Laundering Laws to check all prospective purchasers' identification.

