

Anson Grove  
Auckley  
DN9 3QN  
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## St Vincents Avenue, Doncaster

£210,000

\*\*\* READY TO MOVE INTO \*\*\*

3Keys Property are delighted to offer to the open sales market this immaculate, 3 bedroom semi detached property in the popular village of Branton, Doncaster. The property is offered in ready to move into condition and is only 2 years old. There is off street parking, blocked paved patio and laid to lawn garden. Viewings are available 7 days a week via the agent.

- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LARGE LOUNGE & DINING AREA
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH PATIO & LAWN AREA

- PERFECT OPPORTUNITY FOR INVESTOR OR FTB
- MODERN KITCHEN WITH INTEGRAL APPLIANCES
- DOWNSTAIRS WC
- DRIVEWAY
- HIGHLY SOUGHT AFTER BRANTON VILLAGE LOCATION

## ENTRANCE HALL

Black composite multi lock front door leading to hallway with radiator, single pendant light fitting and fitted carpet to floor.

## KITCHEN

2.4m x 2.7m (7' 10" x 8' 10") Fully fitted with a range of floor and wall units, integrated electric oven and gas hob with extractor hood, washing machine and fridge/freezer. Stainless steel single bowl sink unit with mixer tap, front aspect window. Led down lights, vinyl floor covering to floor and radiator.

## GROUND FLOOR WC

0.9m x 1.7m (2' 11" x 5' 7") Wash basin with tiled splash backs, wc, vinyl floor covering to floor, down lights and radiator.

## LOUNGE/DINING ROOM

4.5m x 5.61m (14' 9" x 18' 5") Spacious living area with rear aspect French doors leading out on to garden. 2 single pendant light fittings, carpet to floor and radiator

## MASTER BEDROOM

2.6m x 4.3m (8' 6" x 14' 1") Generously sized master bedroom with front aspect window, fitted carpet, single pendant light fitting and radiator.

## BEDROOM 2

2.5m x 4.01m (8' 2" x 13' 2") Double bedroom with rear aspect window, fitted carpet, single pendant light fitting and radiator.

## BEDROOM 3

1.8m x 2.6m (5' 11" x 8' 6") Front aspect window, fitted carpet, single pendant light fitting and radiator.

## BATHROOM

2.03m x 1.9m (6' 8" x 6' 3") Part tiled with white bathroom suite comprising bath tub and shower over, wash basin, wc, rear aspect obscure glass window, vinyl floor covering to floor, chrome towel rail and led down lights



## EXTERNAL

To the front of the property is a paved path leading to the front door, block paved driveway and shrub borders. To the rear of the property is an enclosed garden with patio and laid to lawn area.

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – B

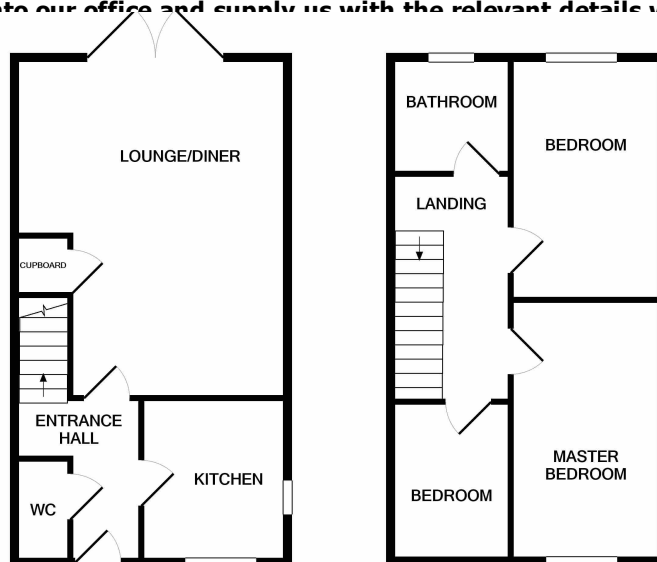
Tenure – Freehold

## 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



GROUND FLOOR  
APPROX. FLOOR  
AREA 403 SQ.FT.  
(37.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 804 SQ.FT. (74.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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