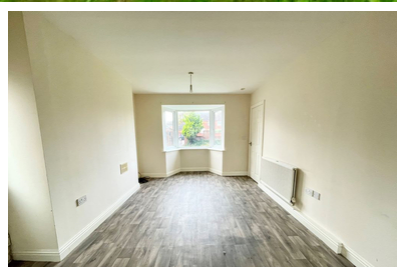
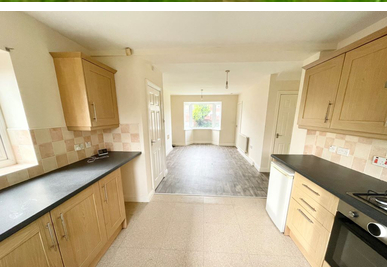


Anson Grove
Auckley
DN9 3QN
01302 867888



Smith Square, Doncaster

£145,000

3Keys Property are delighted to present to the open sales market this spacious 3 bedroom family home in Harworth, Doncaster. Sold with NO ONWARD CHAIN, the property benefits from a large extended kitchen/diner and a separate lounge. There is a large front garden and a fully enclosed rear garden. The property is situated in a cul de sac with on street parking. The property must be viewed to be appreciated and viewings are available via the agent 01302 867888.

- 3 BEDROOM SEMI DETACHED
- DUAL ASPECT LOUNGE
- LARGE FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN
- SPACIOUS KITCHEN / DINING AREA
- MODERN FAMILY BATHROOM WITH SHOWER OVER BATH
- CUL DE SAC LOCATION
- EASY ACCESS TO A1 MOTORWAY
- MUST BE VIEWED

PROPERTY DESCRIPTION

Keys Property are delighted to present to the open sales market this spacious 3 bedroom family home in Harworth, Doncaster. Sold with NO ONWARD CHAIN, the property benefits from a large extended kitchen/diner and a separate lounge. There is a large front garden and a fully enclosed rear garden. The property is situated in a cul de sac with on street parking. The property must be viewed to be appreciated and viewings are available via the agent 01302 867888.

GROUND FLOOR ACCOMMODATION

An entrance hallway leads to the lounge, kitchen/diner and stairs to the first floor accommodation. A dual aspect lounge with pendant light fitting, central heating radiator and carpet to the floor. A door leads into the kitchen/diner and there is also access to the entrance hallway. The extended kitchen/diner benefits from a front, rear and side facing window and a side access door to the garden. The modern kitchen with mix of wall and floor units with contrasting work tops, offer a range of integral appliances including oven, hob and extractor fan and space for a fridge, freezer and plumbing for a washing machine. There is ample space for a dining table making this a spacious family room. There is also a large storage cupboard under the stairs and a further store cupboard which houses the combination boiler. There are 3 pendant light fittings, central heating radiator and wood effect flooring.

FIRST FLOOR

To the first floor there is a landing with rear aspect window, single pendant light fitting and finished with carpet to the floor. Bedroom 1 has a front facing window, storage cupboard, single pendant light fitting and central heating radiator. Bedroom 2 has a front facing window, storage cupboard, single pendant light fitting, central heating radiator and carpet to the floor. Bedroom 3, with rear facing window, single pendant light fitting and central heating radiator. A fully tiled family bathroom with white bathroom suite comprising bath tub with over head shower, hand basin, wc and rear aspect obscured glass window.

EXTERNAL

Situated on a generous plot, there is a large front garden with lawn area and path leading to the front entrance and down the side of the property to the rear garden. The rear garden is mainly laid to lawn with mature shrubs and trees.

The property is located within easy reach of local amenities and schools and offers great access to the A1 motorway networks. We recommend viewing this property which can be arranged via 3Keys Property 01302 867888

ENTRANCE HALLWAY

2.15m x 1.43m (7' 1" x 4' 8")

KITCHEN/DINER

3.53m x 9.35m (11' 7" x 30' 8")

LOUNGE

3.67m x 5.19m (12' 0" x 17' 0")

BEDROOM 1

3.63m x 3.56m (11' 11" x 11' 8")

BEDROOM 2

3.34m x 3.54m (10' 11" x 11' 7")

BEDROOM 3

2.58m x 2.74m (8' 6" x 9' 0")

BATHROOM

2.58m x 1.95m (8' 6" x 6' 5")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

DISCLAIMER

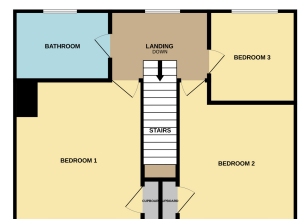
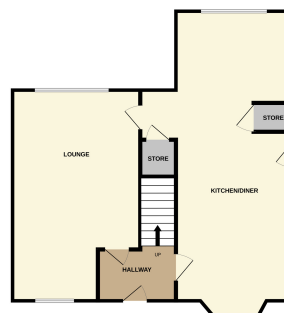
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the Statistics contained here, measurements of areas, volumes, 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 not be used as such in any prospective purchase. The prices, features and specifications shown here have been prepared and no guarantee as to their operability or efficiency can be given. Made-up Month 2024