

Holmes Carr Road, Doncaster

£165,000

3Keys Property are delighted to offer this 3 bedroom semi detached property, situated in Rossington, Doncaster, to the open sales market. Offered in good condition throughout, this well presented family home benefits from a newly fitted kitchen/breakfasting room and recently refurbished shower room. Off street parking and a large rear garden with outdoor storage. Contact 3Keys Property today for further details 01302 867888.

- 3 BEDROOM SEMI DETACHED PROPERTY
- NEWLY FITTED KITCHEN/BREAKFASTING ROOM WITH ISLAND
- RECENTLY REFURBISHED MODERN SHOWER ROOM
- DRIVEWAY AND ENCLOSED REAR GARDEN WITH DECKING & LAWN AREA
- IDEAL PROPERTY FOR FTB OR SMALL FAMILY

- WELL PRESENTED THROUGHOUT
- DUAL ASPECT LOUNGE
- UTILITY ROOM AND SPACIOUS HALLWAY
- EXTERNAL STORE BUILDING IN GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND MOTORWAY NETWORK

PROPERTY DESCRIPTION

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GROUND FLOOR

As you enter this property you are welcomed by a bright spacious hallway with open plan storage under the stairs, access to the kitchen/breakfasting room, utility room and stairs to first floor. The flooring has a vinyl cover, radiator and single pendant light fitting. The kitchen/breakfasting room has recently been updated with a new fitted kitchen which includes an island and breakfast bar. There is an integrated oven, hob and extractor hood, a rear aspect window, side access door to garden, radiator and single pendant light fitting. A door leads to the dual aspect lounge which has a front aspect window and rear aspect French doors onto a decking area. The floor is fitted with carpet and there is an electric feature fire on the breast wall. The utility room has a side access window and is currently used as a store area, the room has power and big enough to house a washing machine and dryer.

FIRST FLOOR

The landing which has fitted carpet, leads to all 3 bedrooms, the family shower room and gives access to the loft. The master bedroom has a rear aspect window, carpet to floor, radiator and single pendant light fitting. Bedroom 2 also has a rear aspect window, carpet to floor, radiator and single pendant light fitting. The 3rd bedroom has a front aspect window, carpet to floor, radiator and single pendant light fitting. The newly refurbished shower room has a large walk in shower with glass screen, hand basin and wc. There is a front aspect obscure glass window, luxury vinyl floor (LVT) tiles and stylish pvc wall panelling throughout. There is a store cupboard, heated towel rail and led down lighting.

EXTERNAL

The front is garden mainly laid to lawn with driveway for 2 cars. With access down the side of the property, the rear garden is mainly laid to lawn with a decking area and an external rendered building for storage. This property is ideally located for local schools and amenities, transport links, access to the motorway and city centre. To view, contact 3Keys Property today 01302 867888.

LOUNGE

3.29m x 4.95m (10' 10" x 16' 3")

KITCHEN

4.62m x 3.40m (15' 2" x 11' 2")

UTILITY

2.60m x 1.70m (8' 6" x 5' 7")

MASTER BEDROOM

4.60m x 2.93m (15' 1" x 9' 7")

BEDROOM 2

3.33m x 2.43m (10' 11" x 8' 0")

BEDROOM 3

3.30m x 2.41m (10' 10" x 7' 11") (MAXIMUM MEASUREMENTS)

BATHROOM

2.53m x 2.87m (8' 4" x 9' 5")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

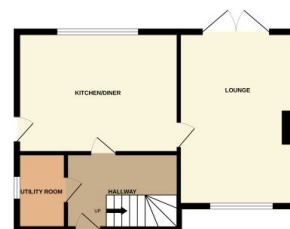
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information 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 that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, ceiling and other levels are approximate and not guaranteed to match the actual dimensions of the property. The floor plan is for information only and is not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency on the date.

