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 3KeysProperty



McConnel Crescent, Doncaster

£85,000

**** ATTENTION INVESTORS AND FIRST TIME BUYERS ****
3Keys Property are pleased to present to the open sales market this 3 bedroom mid terrace property in Rossington, Doncaster. The property briefly comprises of: entrance porch, lounge/diner, kitchen, utility room, family bathroom and 3 bedrooms. Situated close to local amenities, local schools and motorway networks, the property is sold with **NO ONWARD CHAIN**. Viewings are available via the agent, please call 3Keys Property on 01302 867888.

- 3 BEDROOM MID TERRACE
- 2 OPEN PLAN RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- IN NEED OF UPDATING
- GARDEN TO FRONT

- OFFERED WITH VACANT POSSESSION
- NO ONWARD CHAIN
- 3 DOUBLE BEDROOMS
- REAR YARD WITH REAR ACCESS.
- ROSSINGTON, DONCASTER

PROPERTY DESCRIPTION

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GROUND FLOOR

A porch way leads into the open plan lounge/diner with laminate flooring. A front facing dining room opens into a rear facing lounge with stairs leading up to the first floor. Finished with 2 single pendant light fittings and central heating radiator. The fully tiled side aspect kitchen has a mix of wall and base units with contrasting work surface, integrated oven, hob and extractor fan and space for a fridge. Tiled flooring continues into utility space with plumbing for a washing machine and side aspect door to the rear yard. Both the kitchen and utility room have a single pendant light fitting. To complete the downstairs accommodation is a fully tiled family bathroom with side aspect obscured glass window, bathtub with over head shower, hand basin and W/C. Finished with a central heating radiator and pendant light fitting.

FIRST FLOOR

Open stairs lead up to the first floor accommodation. A spacious landing space with side aspect window leads to 3 bedrooms and is finished with carpet to the floor, single pendant light fitting, central heating radiator and access to the loft space. Bedroom 1 is front facing with carpet to the floor, single pendant light fitting and central heating radiator. Bedroom 2 is rear facing with carpet to the floor, single pendant light fitting and central heating radiator. Bedroom 3 is rear facing with carpet to the floor, single pendant light fitting and central heating radiator.

EXTERNAL

The front pathway leads to the front door with a lawn area to



the side. To the rear, there is a fully enclosed yard.

There are local amenities a short walk from the property including convenience store and post office. Rossington offers a good range of primary and secondary schools and local bus routes into Doncaster City Centre. The property is a short drive from the Great Yorkshire Way offering links onto the M18 and A1 motorway networks and is also a short drive to the iPort.

LOUNGE

3.97m x 5.00m (13' 0" x 16' 5")

DINING ROOM

3.96m x 3.02m (13' 0" x 9' 11")

KITCHEN

2.39m x 2.71m (7' 10" x 8' 11")

UTILITY ROOM

1.90m x 1.72m (6' 3" x 5' 8")

BATHROOM

1.90m x 1.82m (6' 3" x 6' 0")

BEDROOM 1

3.98m x 3.03m (13' 1" x 9' 11")

BEDROOM 2

2.31m x 3.69m (7' 7" x 12' 1")

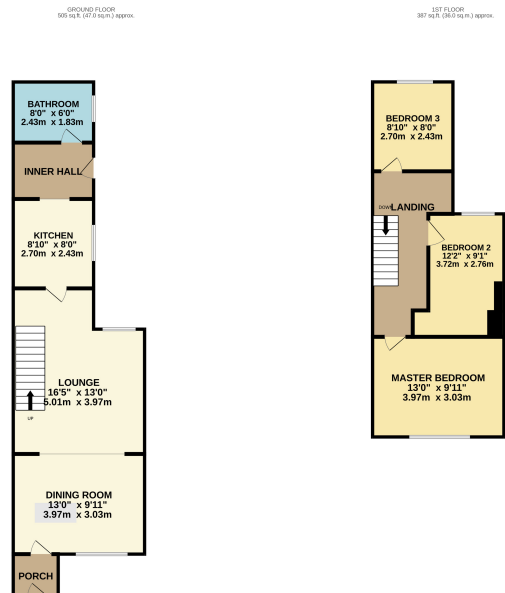
BEDROOM 3

2.43m x 2.73m (8' 0" x 8' 11")

LANDING

2.44m x 5.04m (8' 0" x 16' 6") (MAXIMUM MEASUREMENTS)

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10 MCCONNELL CRESCENT DONCASTER DN11 0FL
TOTAL FLOOR AREA: 1912 sq. ft. (176 sq. m) approx.
While every attempt has been made to ensure the accuracy of the description, measurements, floor plans, and photographs are only for general information and do not constitute an offer of any property. The purchaser is advised to verify the accuracy of all measurements and photographs by their own surveyor or other qualified person. The vendor makes no representation or warranty as to the accuracy of any information or measurements provided in this document.