

New Street, Doncaster

£155,000

3Keys Property are excited to offer this lovely 2 double bedroom semi detached house to the open sales market. Situated in Blaxton Village, Doncaster, this property has no onward chain and would make an ideal home for a FTB or someone down sizing. With a large rear garden, additional brick outbuilding currently used as an office and insulated, timber built workshop, this property offers many options to a potential buyer. For more details, contact 3Keys Property 01302 867888.

- 2 DOUBLE BEDROOM SEMI DETACHED HOUSE
- PERFECT OPPORTUNITY FOR A FTB
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- LARGE PRIVATE REAR GARDEN
- EASY ACCESS TO MOTORWAY NETWORK

- BLAXTON VILLAGE LOCATION
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OUTDOOR BUILDINGS AND STORAGE
- GOOD ORDER THROUGHOUT
- LOCAL TRANSPORT LINKS

PROPERTY DESCRIPTION

3Keys Property are excited to offer this lovely 2 double bedroom semi detached house to the open sales market. Situated in Blaxton Village, Doncaster, this property has no onward chain and would make an idea home for a FTB or someone down sizing. With a large rear garden, additional brick outbuilding currently used as an office and insulated, timber built workshop, this property offers many options to a potential buyer.

GROUND FLOOR

An entrance hallway giving access to lounge/diner, kitchen and stairs to first floor accommodation. Tiled flooring, radiator and single pendant light fitting.

The lounge/dining room has a front and rear aspect window, wood effect laminate flooring, gas fire with brick fire surround, 2 x single pendant light fitting and radiator.

The kitchen is fully fitted with floor and wall units with contrasting worktops and tiled splash backs, integrated oven, hob, extractor hood and fridge. Rear aspect window over looking garden, side access door into secure covered outer walk through, tiled floor, plumbing for washing machine, electric plinth heater, spot lighting and under stair pantry/store.

The covered walkthrough with lighting has a door to the front garden and door to the rear garden. There is access to a brick store and a further room which has power and lighting. This room has been used as a study.

FIRST FLOOR

The landing has a side aspect window, access to the loft, bathroom and 2 bedrooms and carpet to the floor.

Bedroom 1 has a large cupboard and is fitted with mirror wardrobes, front aspect window, radiator and single pendant light fitting.

Bedroom 2 is a further double bedroom with rear aspect window, carpet to floor, fitted wardrobe, airing cupboard, radiator and single pendant light fitting.

The family bathroom is part tiled with carpet to floor. The white suite comprises of a bath tub with electric shower over, hand basin and wc. Rear aspect window and spot lighting.

EXTERNAL

To the front of the property is a well maintained garden with lawn and shrub borders. To the rear is a large garden with decorative stone, mature shrubs, patio and a large timber workshop which is situated at the bottom of the garden providing additional storage or a space to use as a gym, play/games room, office or workshop.

Blaxton is a semi rural village in Doncaster, situated close to motorway links and sought after schools. Walkers Garden nurseries is a popular attraction with cafe and manicured gardens, there are 2 pub/restaurants and access to local transport links. To view this property, contact 3Keys Property today 01302 867888.

HALLWAY

1.81m x 2.99m (5' 11" x 9' 10")

LOUNGE/DINING ROOM

3.27m x 6.06m (10' 9" x 19' 11") REDUCING TO 2.46m x 6.06m (8' 1" x 19' 11")

KITCHEN

2.62m x 2.92m (8' 7" x 9' 7")

BRICK OUTER STORE ROOM

1.88m x 2.38m (6' 2" x 7' 10")

BEDROOM 1

4.20m x 2.71m (13' 9" x 8' 11")

BEDROOM 2

3.11m x 3.25m (10' 2" x 10' 8") MAXIMUM MEASUREMENT

FAMILY BATHROOM

2.07m x 1.55m (6' 9" x 5' 1")

EXTERNAL WORKSHOP

4.41m x 2.91m (14' 6" x 9' 7")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

DISCLAIMER

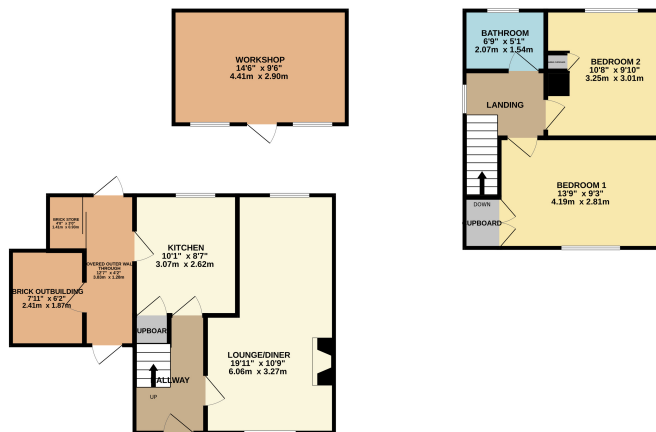
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR
578 sq ft (53.7 sq m) approx.

1ST FLOOR
328 sq ft (30.4 sq m) approx.



TOTAL FLOOR AREA: 906 sq ft (84.1 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the figures 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 services, appliances and fixtures shown have not been tested and no guarantee is given for their condition or ability to perform.

Money-leaf Mortgage C2/24

