

Anson Grove
Auckley
DN9 3QN
01302 867888



Oxford Street, Doncaster

£139,950

3Keys Property are delighted to present to the open sales market this 3 bedroom mid terrace property in Rossington, Doncaster. Well presented throughout, the property briefly comprises of: entrance porch, kitchen, lounge, dining room, conservatory, utility room, family bathroom and 3 double bedrooms. A large rear garden over looks the local sports field and the property is conveniently located for local schools, amenities and motorway networks. Sold with **NO ONWARD CHAIN**; viewings are available via 3Keys Property.

- **3 BEDROOM MID TERRACE**
- **SPACIOUS LOUNGE/DINER**
- **CONSERVATORY**
- **OPEN ASPECT VIEWS TO THE REAR**
- **MUST BE VIEWED TO BE APPRECIATED**

- **WELL PRESENTED THROUGHOUT**
- **UTILITY ROOM**
- **DUEL ASPECT MASTER BEDROOM**
- **CLOSE TO LOCAL AMENITIES**
- **NO ONWARD CHAIN**

PROEPRTY DESCRIPTION

GROUND FLOOR

Access via the front porch into the hallway which leads to the lounge, bathroom, kitchen and stairs to the first floor accommodation. Tiled flooring continues from the hallway, into the kitchen, utility room, family bathroom and conservatory. A spacious lounge/diner benefits from dual aspect windows, feature fireplace and finished with laminate flooring, 2 single pendant light fittings and central heating radiators. The modern, cream gloss kitchen with a mix of wall and base units opens from the kitchen and offers a range of integrated appliances including over, hob, extractor fan and fridge freezer, finished with spot lighting and a central heating radiator. There is a rear aspect window and door leading into a spacious utility room with a side entrance door, rear aspect window and door leading into a conservatory. There is plumbing for a washing machine and further cream gloss wall and base units and finished with a strip light and central heating radiator. The conservatory offers access to the large garden. The family bathroom to the front of the property has tiling around the spa corner bathtub with overhead shower, a hand basin and W/C. Finished with an obscured glass window, single covered pendant light and central heating radiator.

FIRST FLOOR

A landing space with window offering open aspect views, leads to the 3 bedrooms. The spacious, dual aspect master bedroom with 2 storage cupboards, carpet to the floor, single pendant light fitting and 2 central heating radiators offers a great space to relax. Bedroom 2 is a front facing double bedroom with cupboard space, carpet to the floor, single pendant light fitting and central heating radiator. Finally, bedroom 3 with a rear aspect window, carpet to the floor, single pendant light fitting and central heating radiator.

EXTERNALLY

A pathway leads to the front garden with lawn and mature borders and access to the front of the property. A shared passage leads to the rear garden and further access to the property. A large rear garden with lawn, rockery area, shed and pathway leading to a gate with access to the local playing field is a huge selling point to this property.

The property is conveniently located for local amenities including shops, doctors, cafes and food outlets. Local primary and secondary schools are within walking distance and there are great local transport links. The Great Yorkshire Way is a short drive from the property which opens up access to the M18/A1 motorway networks and the iPort.

PORCH

2.18m x 1.63m (7' 2" x 5' 4")

LOUNGE/DINER

3.62m x 8.02m (11' 11" x 26' 4") (DINING AREA 3.02m x 2.38m (9' 11" x 7' 10"))

KITCHEN

3.70m x 2.65m (12' 2" x 8' 8")

UTILITY ROOM

4.09m x 2.19m (13' 5" x 7' 2")

CONSERVATORY

2.33m x 2.86m (7' 8" x 9' 5")

BATHROOM

2.25m x 2.18m (7' 5" x 7' 2")

BEDROOM 1

3.97m x 5.23m (13' 0" x 17' 2")

BEDROOM 2

3.52m x 3.88m (11' 7" x 12' 9")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

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 that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to prospective purchasers. The services, systems and appliances shown hereon have not been tested and no guarantee is given as to their condition, or efficiency for any given purpose.
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