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 3KeysProperty



## Osborne Road, Doncaster

£245,000

3Keys Property are delighted to offer for sale this 4 bedroom converted semi detached property situated in the highly sought after area of Townmoor, Doncaster. A beautiful loft conversion has created a spacious master bedroom with ensuite and fitted wardrobes, 2 further double bedrooms to the first floor with modern family bathroom and a single bedroom currently used as an office. The open plan kitchen and dining room is fully fitted with a separate utility area and French doors onto the south facing garden. Separate lounge with beautiful front aspect bay window. Off street parking for up to 2 cars and secure, low maintenance rear garden. Call 3Keys Property today for details 01302 867888.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- TOWNMOOR, DONCASTER
- OPEN PLAN KITCHEN AND DINING AREA
- MASTER BEDROOM WITH ENSUITE AND FITTED WARDROBES
- ATTRACTIVE LOW MAINTENANCE REAR GARDEN GIVING ACCESS TO FRONT

- READY TO MOVE INTO CONDITION
- SEPARATE FRONT ASPECT LOUNGE
- UTILITY AND GROUND FLOOR WC
- DRIVEWAY WITH PARKING FOR 2 CARS
- PERFECT LOCATION FOR AMENITIES, SCHOOLS, MOTORWAY ACCESS AND PUBLIC TRANSPORT LINKS.

## PROPERTY DESCRIPTION

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## GROUND FLOOR

This beautiful semi detached property has a porch with tiled floor and shelving to the front which gives access to a spacious hallway with stunning tiled floor, radiator, single pendant light fitting, open staircase and leads to the lounge and dining room.

The lounge has a gorgeous front aspect bay window which floods this room with light and alcove cabinets and shelving. There is a stunning feature fireplace, radiator, single pendant light fitting and wood effect laminate flooring.

The dining room has a wood effect laminate floor with French doors leading out onto the decking area, radiator and single pendant light fitting. The kitchen blends into the dining room with a breakfast island providing space to sit and eat as well as extra worktop space. The kitchen is modern with a range of cream high gloss fully fitted floor and wall units with black contrasting worktops. Integrated appliances include oven, hob, grill and extractor fan. There is plumbing for the washing machine and dishwasher, space for large free standing fridge freezer and access to the utility and rear garden. The utility has plumbing for the washing machine and fitted units for further storage, rear aspect obscure glass window, wc with hand basin and white heated towel rail.

## FIRST FLOOR

Landing with carpet to floor, single pendant light fitting and stairs leading to the second floor.

Bedroom 2 has a rear aspect window, carpet to floor, radiator, single pendant light fitting and store cupboard. Bedroom 3 has a front aspect window, carpet to floor, radiator, single pendant light fitting and bedroom 4 has a front aspect window, carpet to floor, radiator and single pendant light fitting.

The fully tiled family bathroom is fitted with a white suite comprising of bath tub with shower over, hand basin with fitted units and worktop and wc. Heated towel rail, rear aspect window, spot lights and tiled floor.

## 2ND FLOOR ACCOMMODATION

Landing with carpet and single pendant light fitting. Master bedroom has front aspect window and is fitted with a range of shaker style wardrobes, bedside cabinets and drawers with additional inbuilt cupboards which help to make use of the eaves storage space. Fitted with carpet, single pendant light fitting, radiator and access to ensuite.

The ensuite has a front aspect obscure glass window with tiled floor and part tiled walls. Walk in shower with hand basin, wc, spot lighting and heated towel rail.

## EXTERNAL

To the front of the property is an attractive printed concrete driveway providing parking for up to 2 cars. The south facing rear garden can be accessed from the front of the property and is secure with brick and fence border and a gate. The garden is mainly laid to lawn with mature shrub borders, decking area for entertaining and a garden shed for further storage.

Townmoor is a highly sought after area in Doncaster due to its beautiful period property and its central location. The property provides easy access to the City centre and train station, Doncaster Royal Infirmary and motorway links, not to mention the open green area within walking distance of this property. To arrange a viewing, please contact 3Keys Property 01302 867888.

## HALLWAY

## LOUNGE

3.61m x 3.99m (11' 10" x 13' 1") INTO BAY

## KITCHEN

2.01m x 4.89m (6' 7" x 16' 1")

## DINING ROOM

4m x 4.13m (13' 1" x 13' 7")

## GROUND FLOOR W/C & UTILITY

2.04m x 1.26m (6' 8" x 4' 2")

## MASTER BEDROOM

3.27m x 3.14m (10' 9" x 10' 4") INCREASING TO 3.27m x 4.74m (10' 9" x 15' 7") NOT INCLUDING WARDROBES

## EN SUITE

2.19m x 1.54m (7' 2" x 5' 1")

## BEDROOM 2

3.30m x 3.27m (10' 10" x 10' 9")

## BEDROOM 3

3.65m x 3.10m (12' 0" x 10' 2") MAX MEASUREMENT

## BEDROOM 4/OFFICE

2.39m x 2.16m (7' 10" x 7' 1")

## FAMILY BATHROOM

2.08m x 1.92m (6' 10" x 6' 4")

## ADDITIONAL INFORMATION

Council Tax Band – B

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 464 sq.ft. (43.5 sq.m.) approx. 1ST FLOOR 400 sq.ft. (37.1 sq.m.) approx. 2ND FLOOR 354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 1256 sq.ft. (116.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and site details are approximate and not responsible to claim for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The service, address and telephone number have not been tested and no guarantee as to their operability or delivery can be given.  
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