



## Westminster Crescent, Doncaster

£125,000

3Keys Property are proud to present this 3 bedroom mid terrace property, situated in Intake, Doncaster to the open sales market. Offered with vacant possession, this property has a large front aspect lounge, rear aspect fitted kitchen and utility room to the ground floor with 3 good size bedrooms and family bathroom with shower over bath to the first floor. Large rear garden and front garden landscaped with decorative stone. To view this property, contact 3Keys Property 01302 867888.

- 3 BEDROOM MID TERRACE
- PERFECT OPPORTUNITY FOR FTB OR INVESTOR
- UTILITY ROOM
- LARGE REAR GARDEN NOT OVERLOOKED
- CLOSE TO DONCASTER ROYAL INFIRMARY
- NO ONWARD CHAIN
- SPACIOUS LOUNGE AND DINING AREA
- MODERN BATHROOM WITH SHOWER OVER BATH
- LOCATED CLOSE TO SCHOOLS & AMENITIES
- EASY ACCESS TO MOTORWAY NETWORK AND CITY CENTRE

## PROPERTY DESCRIPTION

3Keys Property are proud to present this 3 bedroom mid terrace property, situated in Intake, Doncaster to the open sales market. Offered with vacant possession, this property has a large rear aspect lounge, front aspect fitted kitchen and utility room to the ground floor with 3 good size bedrooms and family bathroom with shower over bath to the first floor. A Large rear garden which is not overlooked and front garden landscaped with decorative stone and lawn.

## GROUND FLOOR

Entrance hall with carpet to floor, single pendant light fitting and radiator. Access to lounge, kitchen, utility room and stairs to first floor.

The front aspect kitchen is fully fitted with a range of floor and wall units, contrasting work tops, integrated oven, hob and extractor hood, tiled splash backs, spot lighting, radiator and vinyl floor covering.

The lounge has rear aspect French doors onto garden with carpet to floor, single pendant light fitting and radiator.

The utility room has plumbing for washing machine, store cupboard, vinyl floor covering, single pendant light fitting and rear door giving access to garden.

## FIRST FLOOR

Landing with carpet to floor, loft access and single pendant light fitting. Bedroom 1 has a rear aspect window, carpet to floor, single pendant light fitting, store cupboard and radiator. Bedroom 2 has a front aspect window, carpet to floor, single pendant light fitting and radiator. Bedroom 3 is also front aspect with carpet to floor, single pendant light fitting and radiator.

The part tiled family bathroom has a white suite comprising bath tub with shower over, hand basin and WC. Vinyl covering to floor, heated towel rail, spot lighting and 2 rear aspect windows.

## EXTERNAL

To the front is an enclosed garden, landscaped with lawn and decorative stone. To the rear of the property is a large garden which is not overlooked to the rear and is mainly laid to lawn with a patio and access to the front of the property.

The property is well located for local schools, amenities and offers easy access to the Doncaster Royal Infirmary, City Centre and Motorway access. To view this property, contact 3Keys Property 01302 867888.

## ENTRANCE HALL

## LOUNGE

5.29m x 3.78m (17' 4" x 12' 5")

## KITCHEN

3.80m x 2.58m (12' 6" x 8' 6")

## UTILITY

1.90m x 4.06m (6' 3" x 13' 4")

## LANDING

## BEDROOM 1

3.93m x 3.56m (12' 11" x 11' 8")

## BEDROOM 2

4.28m x 3.57m (14' 1" x 11' 9")

## BEDROOM 3

2.86m x 2.78m (9' 5" x 9' 1")

## BATHROOM

2.61m x 1.80m (8' 7" x 5' 11")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

## DISCLAIMER

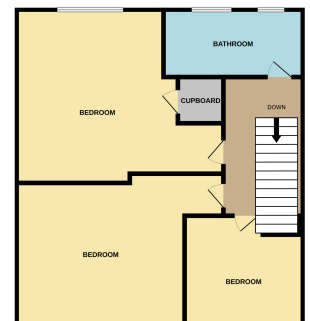
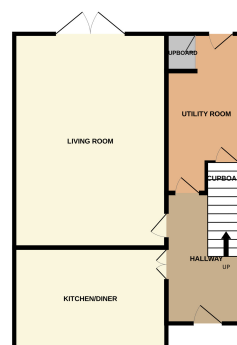
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## Offer Procedure

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



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