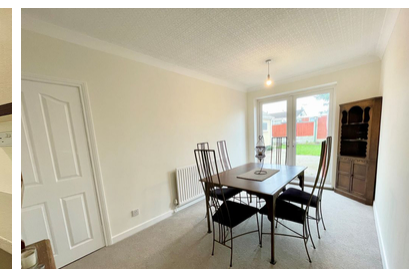
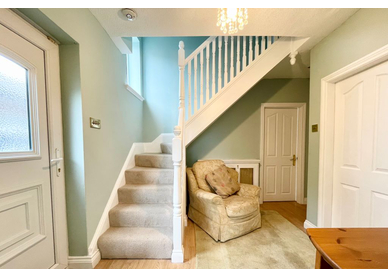


Anson Grove
Auckley
DN9 3QN
01302 867888



Greenlands Avenue, Doncaster

£199,950

*****NO CHAIN ***** 3Keys Property are delighted to offer for sale this 3 bedroom semi detached dormer bungalow, situated on this popular development in the old village of Rossington, Doncaster. This property offers spacious accommodation with potential to improve further. Well presented exterior with low maintenance gardens, large block paved driveway with parking for several cars and detached garage. Contact 3Keys Property for details 01302867888.

- 3 BEDROOM DORMER BUNGALOW
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- DINING ROOM WITH FRENCH DOORS ONTO REAR GARDEN
- EXTENSIVE BLOCK PAVED DRIVEWAY FOR UP TO 6 CARS
- WELL PRESENTED AND LOW MAINTENANCE PRIVATE REAR GARDEN
- ROSSINGTON OLD VILLAGE, DONCASTER
- SPACIOUS FRONT ASPECT LOUNGE
- FITTED KITCHEN WITH PORCH/UTILITY
- DETACHED GARAGE WITH OVERHEAD STORAGE, POWER AND LIGHTING
- EXCELLENT LOCATION FOR ACCESS TO MOTORWAY AND LOCAL AMENITIES

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this 3 bedroom semi detached dormer bungalow, situated on this popular development in the old village of Rossington, Doncaster. This property has no onward chain and offers spacious accommodation with potential to improve further. Accommodation comprises of a large side aspect entrance hall, spacious lounge with separate dining room, fitted kitchen with porch/utility room, 2 double bedrooms, one single bedroom and family bathroom to first floor. Well presented exterior with low maintenance gardens, large block paved driveway with parking for several cars and detached garage.

GROUND FLOOR

Entrance hallway with wood effect laminate flooring, radiator, understairs cupboard, single pendant light fitting and access to kitchen, lounge, bedroom 1 and dining room. Stairs to first floor accommodation.

Fitted front aspect kitchen with a range of floor and wall units with worktops, space for fridge freezer and cooker. Radiator, tiled floor and tiled splash backs. Door leading to porch which has plumbing for washing machine, tiled floor and light fitting.

Spacious lounge is front aspect with new carpet fitted to floor, radiator, gas fire and single pendant light fitting. The dining room has rear aspect French doors onto the garden, fitted with new carpet, single pendant light fitting and radiator.

Bedroom 1 is situated on the ground floor with rear aspect window, carpet fitted to floor, radiator and single pendant light fitting.

FIRST FLOOR

Landing with side aspect window, single pendant light fitting and carpet fitted to floor. Access to family bathroom and both bedrooms.

Family bathroom with suite comprising of bath tub with shower over, hand basin and wc. Obscure glass window, part tiled walls, storage and radiator.

Bedroom 2 has a rear aspect window, carpet to floor, radiator and single pendant light fitting. The room has a partition which could be removed to make one large bedroom or alternatively, offer space for a dressing room or potential ensuite.

Bedroom 3 is a single bedroom with carpet to floor, side aspect window, store cupboard and radiator.

EXTERNAL

A well presented and maintained gardens with an extensive block paved driveway offering parking for up to 6 cars. The rear garden is landscaped with patio area, grass lawn and shrub borders. The detached garage offers plenty of space for storage with power and lighting.

This property is well located for local amenities and offers superb access to the motorway network, local transport links and iport. To view, contact 3Keys Property for details 01302 867888.

ENTRANCE HALL

LOUNGE

3.38m x 5.22m (11' 1" x 17' 2")

KITCHEN

2.64m x 3.29m (8' 8" x 10' 10")

PORCH/UTILITY

1.20m x 2.37m (3' 11" x 7' 9")

DINING ROOM

2.58m x 4.61m (8' 6" x 15' 1")

BEDROOM 1

3.41m x 3.56m (11' 2" x 11' 8")

BEDROOM 2

2.61m x 2.67m (8' 7" x 8' 9")

DRESSING ROOM

BEDROOM 3

1.57m x 3.23m (5' 2" x 10' 7")

BATHROOM

1.61m x 3.42m (5' 3" x 11' 3")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – TBC

Tenure – Freehold

DISCLAIMER

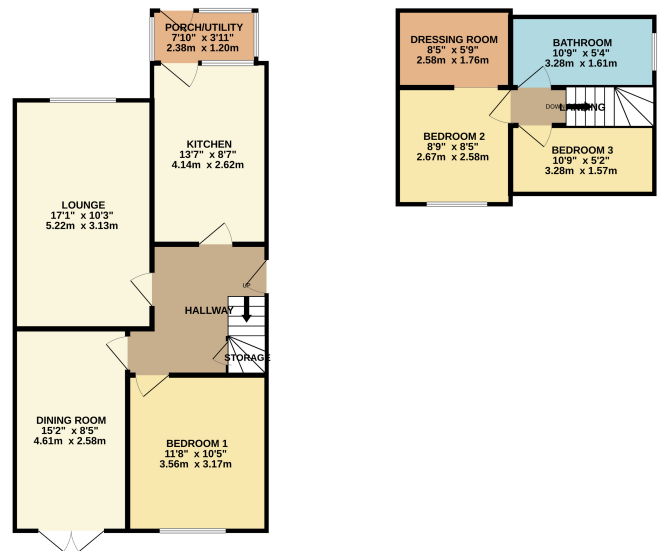
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency call us please.

Map: NBN 100000 100000

