

Anson Grove
Auckley
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Marlow Road, Doncaster

£129,000

3Keys Property are pleased to present to the open sales market, this 2 bedroom semi detached home in Intake, Doncaster. This property is offered in good order throughout but in need of updating making this a perfect home for a FTB or someone downsizing. There is a separate lounge, kitchen, wc and utility cupboard to the ground floor and 2 double bedrooms and shower room to the first floor. A new combi boiler installed in 2019 and serviced annually. Conveniently located for local primary/secondary schools, amenities and a short drive to the M18 motorway network, this property is a must see. Call 3Keys Property on 01302 867888 to view.

- 2 DOUBLE BEDROOM SEMI DETACHED PROPERTY
- PERFECT FTB/INVESTMENT OPPORTUNITY
- GROUND FLOOR WC & UTILITY CUPBOARD
- EXTERNAL BRICK STORE ROOM
- DRIVEWAY WITH PARKING FOR 2 CARS
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- WELL MAINTAINED THROUGHOUT WITH UPDATING REQUIRED
- BATHROOM WITH WALK IN SHOWER
- LARGE REAR GARDEN
- CENTRAL LOCATION WITH EXCELLENT PUBLIC TRANSPORT LINKS

PROPERTY DESCRIPTION

3Keys Property are pleased to present to the open sales market, this 2 bedroom semi detached home in Intake, Doncaster. This property is offered in good order throughout but in need of updating making this a perfect home for a FTB or someone downsizing. There is a separate lounge, kitchen, wc and utility cupboard to the ground floor and 2 double bedrooms and shower room to the first floor. A new combi boiler installed in 2019 and serviced annually. Conveniently located for local primary schools, amenities and a short drive to the M18 motorway network, this property is a must see.

Accommodation comprises: entrance hall, lounge, kitchen with door leading to rear hallway giving access to ground floor wc and utility cupboard. To the first floor is a landing, 2 double bedrooms with cupboards, and a family shower room. There is off street parking to the rear of the property for at least 2 cars with gated, gravel access from the front of the property.

The front garden is mainly laid to lawn with mature shrub borders and the rear garden has a large grass lawn with patio and shrub borders. There is an external brick store adjoined to the property providing an ideal space to store garden tools and equipment.

GROUND FLOOR

The entrance hall leads to the front facing lounge and staircase to the first floor accommodation. There is carpet to floor, single pendant light fitting and radiator. The lounge has a front aspect window, fitted carpet to floor and is finished with single pendant light fitting and central heating radiator. Leading from the lounge is a rear facing which has a dated mix of wall and floor units with contrasting work surfaces and large pantry cupboard. There space for an oven, fridge/freezer, plumbing for washing machine, rear aspect window, radiator, vinyl floor, single pendant light fitting, and door to rear hallway which gives access to the ground floor wc which has a side aspect window and vinyl floor covering, the utility cupboard which houses the tumble dryer and side door to rear garden.

FIRST FLOOR

Stairs lead up to the first floor landing which has a side aspect window, Carpet fitted to floor, single pendant light fitting and access to the loft which is not boarded and no fixed ladder.

Bedroom 1 is front aspect with a large walk in cupboard with clothes hanging space, carpet to floor, single pendant light fitting and central heating radiator. Bedroom 2, a rear facing bedroom, small store cupboard, carpet fitted to floor, single pendant light fitting and central heating radiator.

The family shower room with upvc wall panelling, white suite comprising walk in shower, hand basin and W/C, side aspect obscure glass window, single pendant light fitting and radiator.

EXTERNALLY

This property has a certain kerb appeal having well maintained garden and entrance. There is off street parking to the rear of the property for at least 2 cars with gated, gravel access from the front of the property.

The front garden is mainly laid to lawn with mature shrub borders and the rear garden has a large grass lawn with patio and shrub borders. There is an external brick store adjoined to the property providing an ideal space to store garden tools and equipment.

Located in a popular are of Intake, Doncaster, the property is situated close to local primary/secondary schools, a range of amenities and a short drive to the M18 motorway network. The village is well serviced via public transport. Viewings are available via the agent, call 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE

4.05m x 4.03m (13' 3" x 13' 3") not into bay window

KITCHEN

2.90m x 4.05m (9' 6" x 13' 3") Including pantry.

UTILITY ROOM

GROUND FLOOR WC

LANDING

BEDROOM 1

3.38m x 4.06m (11' 1" x 13' 4")

BEDROOM 2

3.17m x 3.38m (10' 5" x 11' 1")

BATHROOM

1.85m x 2.12m (6' 1" x 6' 11")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

Boiler - Combination boiler installed 2019 - Serviced annually

Loft - not used by vendor, no ladder or boarding.

Parking - Driveway for 2 cars

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

1ST FLOOR



2 BEDROOM SEMI DETACHED HOUSE

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 any prospective purchaser. The accuracy, contents and quality of information has been checked and no guarantee is made with respect to EPC.