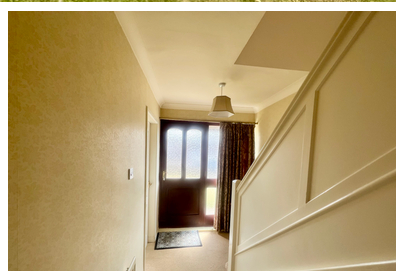


Anson Grove
Auckley
DN9 3QN
01302 867888



Windermere Crescent, Doncaster

£165,000

3Keys Property are delighted to present to the open sales market this 3-bedroom semi-detached family home, located in the sought-after area of Kirk Sandall, Doncaster. This property offers an exciting opportunity for buyers looking to modernise and personalise a home to their own taste. With a popular layout and excellent potential, it's ideal for those wishing to create a stylish and comfortable living space in a desirable location. To arrange a viewing, please contact 3Keys Property on 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME WITH ALLOCATED GARAGE
- FRONT ASPECT LOUNGE
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DETACHED GARAGE & DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- NO ONWARD CHAIN
- KITCHEN / DINER OVERLOOKING THE REAR GARDEN
- REAR GARDEN LAID TO LAWN WITH PATIO AREA
- SOUGHT AFTER LOCATION CLOSE TO POPULAR SCHOOLS

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this 3-bedroom semi-detached family home, located in the ever-popular area of Kirk Sandall, Doncaster. This well-positioned property offers an excellent opportunity for those looking to modernise and personalise a home to suit their own style. With a traditional and sought-after layout, it's ideal for families or buyers looking to add value through refurbishment.

The accommodation briefly comprises an entrance hallway, a bright and spacious lounge with a front aspect window allowing for ample natural light, and a dining area/kitchen that offers plenty of potential for modernisation. To the rear, there is a utility space and a convenient downstairs WC. Upstairs, the property features three well-proportioned bedrooms, offering comfortable space for a growing family, along with a family bathroom and a separate WC.

Externally, the home benefits from a detached garage, off-street parking, and a generous rear garden mainly laid to lawn—perfect for keen gardeners or for entertaining family and friends during warmer months. Situated within walking distance of local amenities, highly regarded schools, and excellent transport links, this property is ideally located for both families and commuters alike.

Ground Floor

A welcoming entrance hallway provides access to the lounge, kitchen/dining room, and stairs leading to the first-floor accommodation. The hallway is finished with fitted carpet, a single pendant light fitting, and a central heating radiator.

The spacious front-aspect lounge is bright and inviting, benefiting from a large window that allows for plenty of natural light. The room is completed with fitted carpet, a central heating radiator, and a single pendant light fitting.

The kitchen/dining room is fitted with a range of base units and worktops, with side and rear-facing windows offering natural light and garden views. The flooring is a mix of wood and carpet, and there is a central heating radiator.

A door leads into the utility room, which provides access to the rear garden and the downstairs WC. The utility room includes plumbing for a washing machine, space for a fridge freezer, vinyl flooring, and a single pendant light fitting.

FIRST FLOOR

A spacious landing, accessed via the staircase from the ground floor, provides entry to three bedrooms, the family bathroom, and a separate WC. The landing benefits from a side aspect window, fitted carpet, central heating radiator, single pendant light fitting, and an airing cupboard for additional storage.

Bedroom 1 is a generously sized front-facing double room, finished with fitted carpet, a central heating radiator, and a single pendant light fitting.

Bedroom 2 is another well-proportioned double room, overlooking the rear garden. This bedroom also features fitted carpet, a central heating radiator, and a single pendant light fitting.

The third bedroom is a front-facing single room with a built-in storage cupboard, and is finished with fitted carpet, a central heating radiator, and a single pendant light fitting.

The fully tiled family bathroom includes a bathtub with shower over, a hand basin, and an obscured rear-facing window. It is completed with a vinyl floor covering, central heating radiator, and a single pendant light fitting. A separate WC, with side aspect window, vinyl flooring, and a single pendant light fitting, adds further convenience to the first floor.

EXTERNAL

The property is accessed via gated entry, leading to a spacious driveway that provides ample off-street parking and a pathway to the front door. The driveway extends to a detached garage, which features an up-and-over door and is equipped with power and lighting.

To the rear, there is a fully enclosed garden that offers a good degree of privacy, as it is not overlooked from the back. The garden is mainly laid to lawn and provides an ideal space for outdoor entertaining, family activities, or simply relaxing in a private setting.

ENTRANCE HALLWAY

1.861m x 3.418m (6' 1" x 11' 3")

LOUNGE

3.793m x 3.418m (12' 5" x 11' 3")



KITCHEN/DINER

3.113m x 5.801m (10' 3" x 19' 0")

UTILITY ROOM

1.533m x 2.245m (5' 0" x 7' 4")

DOWNSTAIRS WC

0.733m x 2.261m (2' 5" x 7' 5")

LANDING

2.196m x 2.350m (7' 2" x 7' 9")

FAMILY BATHROOM

1.537m x 1.677m (5' 1" x 5' 6")

WC

0.733m x 1.699m (2' 5" x 5' 7")

BEDROOM 1

2.893m x 3.990m (9' 6" x 13' 1")

BEDROOM 2

2.872m x 3.323m (9' 5" x 10' 11")

BEDROOM 3

2.731m x 2.801m (9' 0" x 9' 2")

ADDITIONAL INFORMATION

Council Tax Band – A
EPC rating – TO BE CONFIRMED
Tenure – FREEHOLD
Parking - DRIVEWAY
Garage - DETACHED WITH UP AND OVER DOOR
Loft - ACCESS FROM FIRST FLOOR LANDING
Boiler - CONVENTIONAL BOILER SERVICED ANNUALLY

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.

