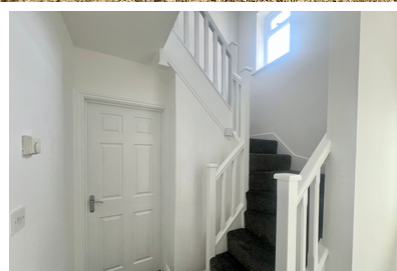
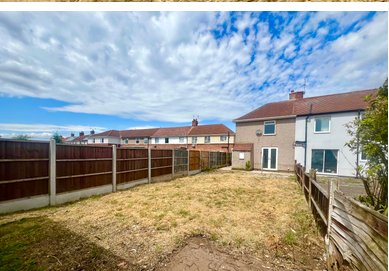


Anson Grove
Auckley
DN9 3QN
01302 867888



Allenby Crescent,
£155,000

3Keys Property are delighted to present this well-maintained 3 double bedroom end terrace family home to the open sales market. This spacious property is offered in ready-to-move-into condition and comprises a bright and welcoming reception room, a modern fitted kitchen, three generously sized double bedrooms, and a family bathroom complete with a bathtub and overhead shower. Located close to local amenities and schools, the home also benefits from excellent transport links, with easy access to the motorway network and public transport options. Offered with no onward chain, this property presents an ideal opportunity for families, first-time buyers investors. Call 3Keys Property today on 01302 867888 for further details or to arrange a viewing.

- 3 BEDROOM END TERRACE PROPERTY
- RECENTLY DECORATED THROUGHOUT WITH NEW FLOORING
- FULLY TILED BATHROOM WITH OVERHEAD SHOWER
- DETACHED GARAGE
- PERFECT PROPERTY FOR A FTB, INVESTOR OR SMALL FAMILY
- 3 GOOD SIZE BEDROOMS
- NO ONWARD CHAIN
- FRENCH DOORS ONTO REAR GARDEN PATIO
- LARGE ENCLOSED REAR GARDEN
- LOCATED TO LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS

PROPERTY DESCRIPTION

3Keys Property are delighted to present this well-maintained 3 double bedroom end terrace family home to the open sales market. This spacious property is offered in ready-to-move-into condition and comprises a bright and welcoming reception room, a modern fitted kitchen, three generously sized double bedrooms, and a family bathroom complete with a bathtub and overhead shower. Located close to local amenities and schools, the home also benefits from excellent transport links, with easy access to the motorway network and public transport options. Offered with no onward chain, this property presents an ideal opportunity for families, first-time buyers investors. Call 3Keys Property today on 01302 867888 for further details or to arrange a viewing.

GROUND FLOOR

Welcoming entrance porch providing access to the main house and a separate door leading directly to the garden.

Central hallway offering access to the family bathroom, kitchen, lounge, and stairs to the first floor. Features include carpeted flooring and a single pendant light fitting.

A bright and spacious lounge with a side-aspect window and French doors opening onto the patio and rear garden. Finished with carpeted flooring, a radiator, and a single pendant light fitting.

Well-appointed kitchen fitted with a range of floor and wall units complemented by contrasting worktops. Integrated appliances include an oven, hob, and extractor hood. There is plumbing for a washing machine and space for a fridge/freezer. Dual aspect windows to the front and side provide plenty of natural light. Finished with laminate flooring, a radiator, and a single pendant light fitting.

The fully tiled family bathroom features a white suite comprising a bathtub with overhead shower, hand basin, and WC. A front-aspect obscure glass window provides natural light while maintaining privacy. Additional features include tiled flooring, a radiator, and a single pendant light fitting.

FIRST FLOOR

The carpeted landing area with access to all three bedrooms and the loft. A side-aspect window allows for natural light.

Bedroom one is situated at the rear of the property, this double bedroom benefits from both side and rear-aspect windows. It features carpeted flooring, a radiator, and a single pendant light fitting.

Bedroom two is another spacious double bedroom with front and side-aspect windows. Finished with carpeted flooring, a radiator, and a single pendant light fitting.

Bedroom three is a further generously sized double bedroom with front and side-aspect windows. The room includes carpeted flooring, a radiator, and a single pendant light fitting.

EXTERNAL

The property benefits from a detached garage located at the rear, which is accessed directly from the back of the property. The rear garden is mainly laid to lawn with a patio area, offering an ideal space for outdoor relaxation and entertaining. A pathway leads through the front lawn to the entrance of the home.

The property is situated on this popular street in the village of Rossington, Doncaster. The property is located well for local amenities and schools. Also offering easy access to the motorway network, the City centre and local transport links. To view this lovely family home, contact 3Keys Property on 01302 867888.

ENTRANCE PORCH



HALLWAY

FAMILY BATHROOM

1.716m x 2.383m (5' 8" x 7' 10")

KITCHEN

2.567m x 3.808m (8' 5" x 12' 6")

LOUNGE

2.932m x 4.912m (9' 7" x 16' 1")

FIRST FLOOR LANDING

2.530m x 2.19m (8' 4" x 7' 2")

BEDROOM 1

3.022m x 4.894m (9' 11" x 16' 1")

BEDROOM 2

2.964m x 3.881m (9' 9" x 12' 9")

BEDROOM 3

2.434m x 2.789m (8' 0" x 9' 2")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Heating - Gas central heating and Combination boiler

Loft - no boarding or ladder

DISCLAIMER

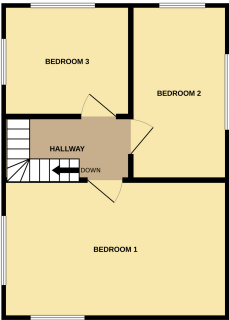
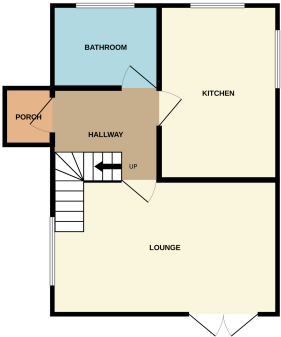
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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
371 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, 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 guidance purposes only and should be used in conjunction with any prospective purchase. The dimensions, layout and specific features have not been tested and are provided as to their operability is efficiency can be given. Made with Metaphor 3.000.