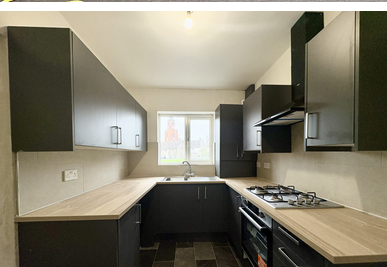


Anson Grove
Auckley
DN9 3QN
01302 867888



Green Lane, Doncaster

£110,000

Ideal First-Time Buyer or Investment Opportunity – Refurbished 3-Bed End Terrace in Woodlands, Doncaster. 3Keys Property are delighted to present to the open sales market this spacious, refurbished 3-bedroom end terrace home, situated in the popular residential area of Woodlands, Doncaster. Offered with **NO ONWARD CHAIN**, this property is ideal for a first-time buyer looking for a move-in ready home, or an investor seeking a strong rental opportunity in a well-connected location. The property has been newly refurbished throughout and briefly comprises: entrance porch, lounge, dining room, kitchen, ground floor WC, family bathroom, and three double bedrooms. Located close to local amenities, reputable schools, and major motorway networks, early viewing is highly recommended. Viewings available via 3Keys Property – call 01302 867888.

- **3 DOUBLE BEDROOM END TERRACE**
- **REFURBISHED THROUGHOUT**
- **2 SPACIOUS RECEPTION ROOMS**
- **GROUND FLOOR WC & PANTRY**
- **REAR VIEW OVER COMMUNAL GREEN**

- **NO ONWARD CHAIN**
- **NEWLY FITTED KITCHEN WITH INTEGRATED OVEN, HOB AND EXTRACTOR**
- **FAMILY BATHROOM**
- **HARDSTANDING FOR PARKING 2 CARS**
- **CLOSE TO LOCAL TRANSPORT LINKS AND MOTORWAY ACCESS**

PROPERTY DESCRIPTION

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GROUND FLOOR

A welcoming porch opens into a front aspect lounge with carpet fitted to the floor, single pendant light fitting, and central heating radiator.

The rear-facing dining room features stairs rising to the first floor, a single pendant light fitting, carpet to the floor, and a central heating radiator – perfect for family meals or entertaining guests.

The newly fitted kitchen is equipped with a modern range of wall and base units, complemented by contrasting work surfaces, an integrated oven, hob, and extractor fan. There is space for a fridge, plumbing for a washing machine, and vinyl flooring throughout. A large store cupboard provides additional storage solutions. The kitchen continues into a side aspect lobby offering access to a further storage area, ground floor WC, and external side door leading outside.

FIRST FLOOR

Open stairs lead to a spacious landing area with a side aspect window, carpet to the floor, single pendant light fitting, and loft access. There are three double bedrooms, all finished with carpet to the floor, single pendant light fittings, and central heating radiators: Bedroom 1 – front facing Bedroom 2 – rear facing Bedroom 3 – front facing.

The part-tiled family bathroom comprises a rear aspect obscured glass window, bathtub, hand basin, WC, central heating radiator, and pendant light fitting.

EXTERNAL

To the front, a pathway leads to the entrance with a lawned area to the side. To the rear, the property benefits from an open-plan communal green and hard standing owned by the property, providing off-road parking for two cars. Woodlands is a well-established area offering excellent local amenities including a convenience store and post office within walking distance. The property is ideally positioned for access to local primary and secondary schools and bus routes into Doncaster City Centre. Road connections are superb, with the A1(M) just a short drive away, linking to the M18 and M1 motorway networks. This move-in ready home offers modern living in a convenient location – the perfect choice for first-time buyers or investors alike. Viewing is highly recommended – contact 3Keys Property today on 01302 867888 for further details.

FRONT PORCH

1.03m x 1.20m (3' 5" x 3' 11")

LOUNGE

3.30m x 4.79m (10' 10" x 15' 9")
(Max measurement)

DINING ROOM

3.57m x 4.06m (11' 9" x 13' 4")

KITCHEN

2.19m x 3.1m (7' 2" x 10' 2")

WC

0.87m x 1.62m (2' 10" x 5' 4")

BEDROOM 1

2.97m x 4.28m (9' 9" x 14' 1")

BEDROOM 2

2.58m x 3.56m (8' 6" x 10' 4")
(Min Measurement)

BEDROOM 3

2.94m x 3.33m (9' 8" x 10' 11")

BATHROOM

2.22m x 2.23m (7' 3" x 7' 4")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – A
EPC rating – D
Tenure – Freehold
Parking - Parking for 1 car
Boiler - Combi boiler approximately 3 years old.

Disclaimer

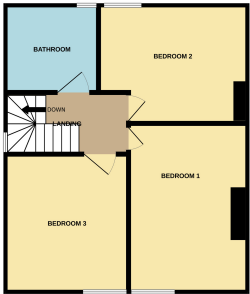
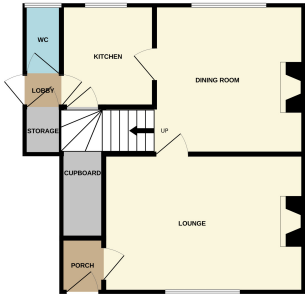
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, bedrooms, rooms and any other fixed are approximate and not responsible to any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The actual, current and applicable floor plan has not been tested and no guarantee as to their accuracy or otherwise can be given.
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