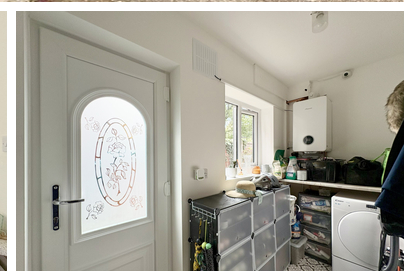


Anson Grove
Auckley
DN9 3QN
01302 867888



Barret Road, Doncaster

£150,000

3Keys Property are proud to offer this fantastic opportunity to purchase this well presented two double bedroom semi-detached home located in a well-established and popular area of Cantley, Doncaster. This property is ideal for first-time buyers, young families or investors seeking a home that has already undergone significant improvements. Since its last sale, the current owners have transformed this home, with a fully refurbished bathroom, new combination boiler installed in January 2025, updated roof, new flooring throughout, and fresh redecoration. Additionally, some windows have been replaced, improving the energy efficiency and general comfort of the home.

This fully redecorated property with new flooring throughout, is a move-in ready home with solid improvements already in place, located in a popular residential area close to local schools, shops, parks and excellent transport links. The hard work has been done, all that's left is to make it yours. To book your viewing, call 3Keys Property today on 01302 867888.

- 2 BEDROOM SEMI DETACHED PROPERTY
- OFFERED IN READY TO MOVE INTO CONDITION
- FULLY REFURBISHED BATHROOM WITH SHOWER OVER BATH
- WELL PRESENTED THROUGHOUT WITH NEW FLOORING
- IDEAL LOCATION FOR SCHOOLS AND LOCAL AMENITIES
- IDEAL OPPORTUNITY FOR FTB OR INVESTOR
- FITTED KITCHEN WITH UTILITY ROOM
- 2 DOUBLE BEDROOMS
- COMBI BOILER FITTED IN 2025 AND NEW ROOF
- DRIVEWAY AND PRIVATE REAR GARDEN

PROPERTY DESCRIPTION

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ACCOMMODATION

Entrance Hall - A welcoming entrance with vinyl flooring, neutral decor and a staircase rising to the first floor. A single pendant light fitting and side access to the lounge.

Lounge - A spacious and bright reception room with a front-facing window allowing for plenty of natural light. Finished in modern tones with a stone feature fireplace, carpeted flooring, a radiator, central ceiling light, and ample space for a sofa suite and media unit. The layout allows for flexible furniture placement.

Kitchen / Breakfasting Room - Located at the rear of the property, this kitchen is fitted with a range of wall and base units, a breakfast bar for casual dining, and space for freestanding appliances including oven, fridge freezer and washing machine. A rear aspect window looks out over the garden. The vinyl floor makes it easy to maintain and clean. A great space with potential for further personalisation.

Utility Room - A generous utility room providing excellent additional storage, worktop space, and the potential for plumbing for washing machine. The utility also includes an open-plan pantry area, side aspect window, side access door to the garden, and a practical vinyl floor. An ideal room to hide away the day-to-day clutter of family life.

Landing - With a side aspect window, carpeted flooring and loft access. Provides access to the bathroom and both bedrooms.

Bathroom - Fully refurbished to a high standard, this modern family bathroom now includes a white three-piece suite, with panelled bath and rainfall-style shower over, glass screen, low flush WC and hand basin with vanity unit. Finished with stylish full-height tiling, modern vinyl flooring, chrome heated towel rail, spot lighting and an obscure glass side window.

Bedroom One A generous double bedroom located at the front of the property. The room features a large window, modern carpet, radiator, pendant lighting and 2 built-in cupboards providing excellent storage solutions. Comfortably fits a double or king-size bed with additional space for wardrobes or drawers.

Bedroom Two - Another good-sized double room, this one positioned at the rear overlooking the private garden. Freshly decorated with carpeted flooring, a rear

aspect window, radiator and ceiling light fitting. Ideal as a guest room, child’s bedroom or home office.

EXTERNALLY

To the front, the garden is low maintenance with decorative stone, shrubs and paved pathways, all secured by a wrought iron fence and gates. There is off-street parking available directly in front of the house. A side access gate leads to a generously sized and private rear garden — mostly laid to lawn with well-established shrub borders. A timber garden shed provides additional external storage.

ROOM DIMENSIONS

Lounge: 3.79m x 3.99m (12'5" x 13'1"), reducing to 3.48m x 3.99m (11'5" x 13'1")
Kitchen/Breakfast Room: 3.31m x 3m (10'10" x 9'10")
Utility Room: 1.32m x 3m (4'4" x 9'10")
Bathroom: 1.78m x 2.03m (5'10" x 6'8")
Bedroom One: 3.80m x 3.37m (12'6" x 11'1")
Bedroom Two: 2.92m x 3.64m (9'7" x 11'11")

ADDITIONAL INFORMATION

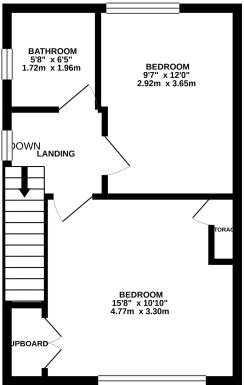
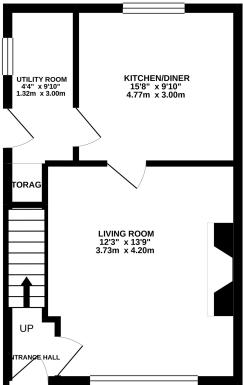
Council Tax Band – A
EPC Rating – C
Tenure – Freehold
Boiler – New combination boiler installed in January 2025
Roof – Replaced during current ownership
Windows – Some recently replaced
Bathroom – Fully refurbished with modern suite and tiling.

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

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, walls and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are shown based on the guarantee as to their condition at the time of the plan. Made with Metaphor 1/2021

