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Foljambe Crescent, Doncaster

£130,000

NO ONWARD CHAIN | THREE BEDROOM MID TERRACE | IDEAL FIRST TIME BUY OR INVESTMENT | ROSSINGTON, DONCASTER Perfect for First-Time Buyers & Investors 3Keys Property are delighted to present to the open sales market this well maintained and spacious three-bedroom mid-terrace home, ideally positioned within the popular residential area of Rossington, Doncaster. Offered with no onward chain, this property represents an excellent opportunity for first-time buyers looking for an affordable and move-in-ready home, or investors seeking a strong rental prospect in a well-connected location. Contact 3Keys Property for details 01302 867888

- 3 DOUBLE BEDROOM TERRACE HOUSE
- NO ONWARD CHAIN
- 2 LARGE RECEPTION ROOMS
- FAMILY BATHROOM WITH SHOWER OVER BATH
- POPULAR LOCATION CLOSE TO AMENITIES

- IN READY TO MOVE INTO CONDITION
- NEW CARPETS AND FLOORING THROUGHOUT
- OPEN PLAN KITCHEN/BREAKFASTING ROOM
- GARDENS TO THE FRONT AND REAR.
- EASY ACCESS TO CITY CENTRE & M18 MOTORWAY

PROPERTY DESCRIPTION

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The accommodation is generously proportioned throughout and briefly comprises a separate lounge, open plan fitted kitchen and dining room, ground floor family bathroom and three bedrooms. With enclosed gardens to the front and rear, this home offers both practicality and excellent value. Early viewing is highly recommended.

Ground Floor Accommodation

The property is accessed via a front entrance porch leading into the main living accommodation.

Lounge - A bright and comfortable front-facing lounge with fitted carpet, radiator and single pendant light fitting. A front aspect window allows plenty of natural light to fill the room. A door leads through to the dining room.

Dining Room - A generous dining space ideal for everyday family living or entertaining guests. Finished with carpet to floor, radiator and single pendant light fitting, this room also benefits from a large built-in storage cupboard providing excellent additional storage. Stairs rise to the first floor via a rear aspect hallway, and there is open access through to the kitchen/breakfast room.

Kitchen - Located to the rear of the property, the kitchen is fitted with a range of wall and base units with contrasting work surfaces. Integrated appliances include an oven, hob and extractor fan, with space for a fridge and plumbing for a washing machine. A rear aspect window provides natural light, and a door leads into the rear lobby. Finished with vinyl flooring and single pendant light fitting.

Rear Lobby - Providing access to the enclosed rear garden via a side aspect door, this practical space is finished with vinyl floor covering and single pendant light fitting, and gives access to the ground floor bathroom.

Family Bathroom - Situated on the ground floor, the fully tiled bathroom is fitted with a white suite comprising bath with overhead shower, wash hand basin and WC. The room benefits from a side aspect obscure glazed window, central heating radiator and pendant light fitting.

First Floor Accommodation

Stairs rise to the first floor landing, which is fitted with carpet, single pendant light fitting and provides access to the loft space. Doors lead to all three bedrooms.

Bedroom One - A spacious front-facing double bedroom with carpeted flooring, central heating radiator and single pendant light fitting.

Bedroom Two - A rear-facing bedroom finished with carpet to floor, central heating radiator and single pendant light fitting.

Bedroom Three - Also front-facing, this double bedroom is fitted with carpet, central heating radiator and single pendant light fitting, making it ideal as a child's bedroom, nursery or home office.

External

To the front of the property, a shared pathway leads to the entrance door, with a lawned garden area adding kerb appeal. The rear garden is fully enclosed and comprises a grass lawn and concrete hard standing area, providing space for outdoor seating and entertaining.

Location

Rossington is a well-established and increasingly popular residential area, offering a range of local amenities including convenience stores, post office and shops within walking distance. The area benefits from reputable primary and secondary schools and regular bus routes into Doncaster City Centre. The property is ideally positioned close to the Great Yorkshire Way, offering excellent access to the M18 and A1 motorway networks, and is within easy reach of iPort and surrounding business parks - making it particularly attractive to commuters and tenants alike. With spacious accommodation, a convenient location and no onward chain, this property presents a superb opportunity for both first-time buyers and investors. To arrange your viewing, contact 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE

3.33m x 4.07m (10' 11" x 13' 4") MAXIMUM MEASUREMENT



DINING ROOM

2.55m x 4.07m (8' 4" x 13' 4")

KITCHEN/BREAKFAST ROOM

2.20m x 4.05m (7' 3" x 13' 3")

LOBBY

0.94m x 1.90m (3' 1" x 6' 3")

BATHROOM

1.87m x 3.42m (6' 2" x 11' 3")

FIRST FLOOR LANDING

BEDROOM 1

2.98m x 4.12m (9' 9" x 13' 6")

BEDROOM 2

2.53m x 3.94m (8' 4" x 12' 11")

BEDROOM 3

2.55m x 2.93m (8' 4" x 9' 7")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Boiler – Combi boiler installed approximately 10 years ago

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 checked 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
546 sq ft (50.7 sq m) approx.

1ST FLOOR
363 sq ft (33.5 sq m) approx.



TOTAL FLOOR AREA: 907 sq ft (84.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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 guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee of efficiency can be given.
EAGH 0011 Heritage 12/20