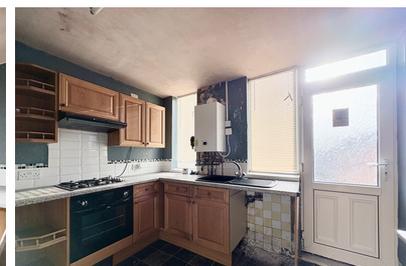


Anson Grove
Auckley
DN9 3QN
01302 867888



Grove Avenue, Doncaster

£99,950

IDEAL FTB OR INVESTMENT OPPORTUNITY | TWO DOUBLE BEDROOMS | NOT OVERLOOKED TO REAR A fantastic opportunity to purchase this two double bedroom mid-terrace home on Grove Avenue, Bentley, offering excellent potential and in need of updating. With a breakfast kitchen, enclosed rear garden with decking, external store and no overlooking to the rear, this property is perfect for first-time buyers or investors - with potential rental income of approximately £795 PCM once modernised. Contact 3Keys Property on 01302 867888 to arrange your viewing.

- 2 BEDROOM TERRACE HOUSE
- PRICED TO SELL
- FRONT ASPECT LOUNGE WITH BAY WINDOW
- KITCHEN/BREAKFASTING ROOM
- IDEAL PROPERTY FOR FTB OR INVESTOR
- IN NEED OF UPDATING
- IN GOOD CONDITION, SUCH PROPERTIES CAN ACHIEVE £795 PCM IN RENT
- FAMILY BATHROOM WITH SHOWER OVER BATH
- ENCLOSED REAR YARD
- NEW COMBI BOILER INSTALLED IN 2025

PROPERTY DESCRIPTION

TWO DOUBLE BEDROOM MID TERRACE | IN NEED OF UPDATING | IDEAL FTB OR INVESTMENT OPPORTUNITY | GROVE AVENUE, BENTLEY

3Keys Property are delighted to present to the open sales market this two double bedroom mid-terrace property, situated on Grove Avenue in Bentley. In need of updating, this property offers an excellent opportunity for a first-time buyer looking to step onto the property ladder or an investor seeking a strong rental return. An investor could expect to achieve approximately £795 PCM once the property is offered in good condition throughout. With two double bedrooms, front aspect lounge, breakfast kitchen, family bathroom, new combi boiler fitted 2025, enclosed rear garden and on-street parking, this property offers excellent potential.

Ground Floor Accommodation

The property is accessed via a front entrance door into the hallway, fitted with carpet to floor, radiator and single pendant light fitting. The hallway provides access to the lounge, and staircase rising to the first floor.

Lounge - A spacious front-facing reception room with carpet fitted to floor, radiator and single pendant light fitting. This room offers a comfortable living space with good natural light from the large front aspect bay window.

Kitchen / Breakfast Room - Located to the rear of the property, the kitchen is fitted with wall and base units, integrated oven and work surfaces incorporating a breakfasting bar area. There is space for additional appliances as required and plumbing for washing machine. The room is finished with flooring suitable for kitchen use, radiator, store cupboard and single pendant light fitting. A rear aspect window and door provide access to the garden.

First Floor Accommodation

The landing is fitted with carpet, and single pendant light fitting, providing access to both bedrooms and the bathroom.

Bedroom One - A generous double bedroom positioned to the front of the property, fitted with carpet, radiator and single pendant light fitting and store cupboard

Bedroom Two - A second double bedroom overlooking the rear garden, also fitted with carpet, radiator and single pendant light fitting.

Fully tiled bathroom fitted with a suite comprising bath with shower over, wash hand basin and WC. The bathroom benefits from tiled flooring, radiator and single pendant light fitting.

External

To the rear of the property is an enclosed garden mainly laid to lawn with a decking area, providing space for outdoor seating and entertaining. The garden is not overlooked to the rear, offering a good degree of privacy. There is also a useful external access store cupboard, ideal for storing garden equipment and outdoor furniture.

Parking is available on street to the front of the property.

Location

Bentley is a well-established residential area offering a range of local amenities, schools and transport links. The property benefits from convenient access to York Road, Doncaster City Centre and the wider motorway network. This property presents a fantastic opportunity for buyers looking to modernise and add value or investors seeking a strong rental yield. For further information or to arrange a viewing, contact 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE

3.28m x 4.22m (10' 9" x 13' 10") MAXIMUM MEASUREMENT

KITCHEN/DINER

2.92m x 4.25m (9' 7" x 13' 11") MAXIMUM MEASUREMENT

FIRST FLOOR LANDING

BEDROOM 1

4.24m x 4.25m (13' 11" x 13' 11") MAXIMUM MEASUREMENT

BEDROOM 2

2.41m x 3.09m (7' 11" x 10' 2")

BATHROOM

1.65m x 1.99m (5' 5" x 6' 6")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Boiler - Combi boiler installed in 2025

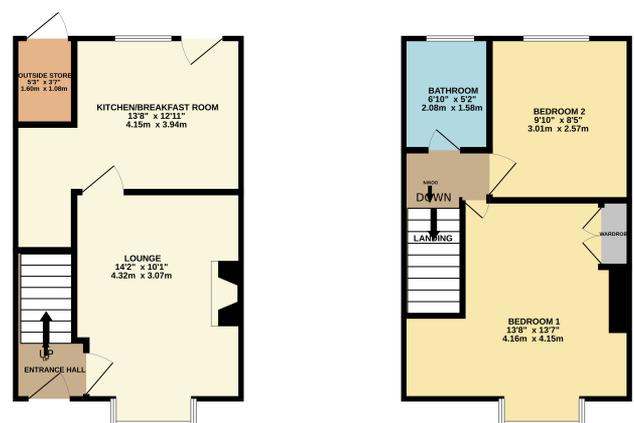
DISCLAIMER

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

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, capacity and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be used as a basis for any purchase. The seller and agent accept no liability for any errors or omissions and do not guarantee as to their accuracy or efficiency for the goods shown on the plan.

