

Anson Grove
Auckley
DN9 3QN
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Grove Avenue, Doncaster

£109,950

NO ONWARD CHAIN | IDEAL INVESTMENT OPPORTUNITY | STRONG RENTAL POTENTIAL
Offered to the market with no onward chain, this two double bedroom mid-terrace property on Grove Avenue, Bentley presents an excellent opportunity for investors. With spacious accommodation, strong rental demand in the area, and scope to modernise and add value, this property is perfectly positioned to deliver an attractive yield. Contact 3Keys Property for further details 01302 867888.

- 2 DOUBLE BEDROOM TERRACE
- POTENTIAL RENT PCM £795
- SECURE REAR GARDEN WITH REAR ACCESS GATE
- FAMILY BATHROOM WITH ELECTRIC SHOWER OVER BATH
- WITHIN EASY REACH OF LOCAL SHOPS AND SCHOOLS

- PERFECT OPPORTUNITY FOR FTB OR INVESTOR
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- FRONT ASPECT LOUNGE WITH BAY WINDOW
- SPACIOUS KITCHEN/BREAKFASTING ROOM
- CLOSE TO MOTORWAY AND CITY CENTRE

PROPERTY DESCRIPTION

TWO DOUBLE BEDROOM MID-TERRACE | IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY | GROVE AVENUE, BENTLEY

3Keys Property are delighted to present to the open sales market this well-proportioned two double bedroom mid-terrace property, ideally located on Grove Avenue in Bentley. Offering excellent potential, this property is perfectly suited to first-time buyers looking to step onto the property ladder or investors seeking a strong rental yield.

With spacious accommodation throughout, including two double bedrooms, a front-facing lounge, breakfast kitchen, family bathroom, enclosed rear garden and on-street parking, this property presents a fantastic opportunity to modernise and add value.

Ground Floor Accommodation

The property is accessed via a front entrance door leading into the hallway, featuring wood effect laminate flooring, radiator and a 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 a large bay window, allowing for plenty of natural light. Finished with wood effect laminate flooring, radiator and a single pendant light fitting, this room offers a comfortable and inviting living space.

Kitchen / Breakfast Room - Situated to the rear of the property, the kitchen is fitted with a range of wall and base units, integrated oven, electric hob with extractor hood, and work surfaces. There is space for additional appliances and plumbing for a washing machine. The room benefits from tiled flooring, radiator and a single pendant light fitting. A rear aspect window and door provide direct access to the garden.

First Floor Accommodation

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

Bedroom One - A generous double bedroom positioned to the front of the property, complete with carpet, radiator, single pendant light fitting and a range of fitted wardrobes.

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

Family Bathroom - Fully tiled and fitted with a suite comprising bath with shower over, wash hand basin and WC. The bathroom also features tiled flooring, heated towel rail and spot lighting. Rear aspect window.

External

The enclosed garden to the front is well presented with decorative stone and a path leading to the front door. To the rear is an enclosed yard - ideal for outdoor seating and enjoying the sun. The garden also benefits from a shed. On-street parking is available to the front of the property.

Bentley is a popular and well-established residential area offering a wide range of local amenities, schools and excellent transport links. The property provides convenient access to York Road, Doncaster City Centre and the wider motorway

network. This property represents an excellent opportunity for buyers looking to add value through modernisation or for investors seeking a strong rental return in a high-demand location. For further information or to arrange a viewing, contact 3Keys Property on 01302 867888.

ENTRANCE HALLWAY

LOUNGE

3.33m x 4.27m (10' 11" x 14' 0") MAXIMUM MEASUREMENT

KITCHEN/DINER

2.89m x 4.34m (9' 6" x 14' 3")

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

4.30m x 4.30m (14' 1" x 14' 1") MAXIMUM MEASUREMENT

BEDROOM 2

2.50m x 3.03m (8' 2" x 9' 11")

BATHROOM

1.63m x 2.05m (5' 4" x 6' 9")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – C

Tenure – Freehold

Boiler - Combi boiler

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

GROUND FLOOR

1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the European standardised floor measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The price is for the finished property only and should be used as a guide for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee will be given regarding their efficiency and use. Date: 20th February 2025

