

Anson Grove
Auckley
DN9 3QN
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Abercorn Road, Doncaster

£135,000

NO ONWARD CHAIN | FULLY REFURBISHED & READY TO MOVE INTO | SOLAR PANELS | POPULAR INTAKE LOCATION - An excellent opportunity to purchase this beautifully presented three-bedroom mid-terrace family home, recently redecorated throughout and ready to move straight into. The property boasts two reception rooms, a modern fitted kitchen, ground floor WC and utility, generous rear garden and energy-saving solar panels. Ideally located close to local schools, amenities and transport links, this is a perfect first-time buyer or family home. To arrange your viewing, contact 3Keys Property on 01302 867888.

- 3 BEDROOM MID TERRACE FAMILY HOME
- FULLY REFURBISHED THROUGHOUT
- GROUND FLOOR WC
- MODERN BATHROOM WITH SHOWER OVER BATH
- BENEFITS FROM ENERGY SAVING SOLAR PANELS
- OFFERED WITH NO ONWARD CHAIN AND VACANT POSSESSION
- 2 RECEPTION ROOMS
- FULLY FITTED KITCHEN WITH INTEGRATED OVEN AND HOB
- LARGE REAR GARDEN WITH ACCESS TO FRONT
- VIEWING IS HIGHLY RECOMMENDED

PROPERTY DESCRIPTION

3Keys Property are proud to present to the open sales market this beautifully refurbished three-bedroom mid-terrace family home, situated in the popular residential area of Intake, Doncaster. Offered with no onward chain and vacant possession, this property has been fully redecorated throughout and is presented in ready-to-move-into condition. With two reception rooms, a fully fitted kitchen, ground floor WC, generous rear garden and the added benefit of energy-saving solar panels, this home is ideal for first-time buyers, small families or investors.

Conveniently located close to local amenities, well-regarded schools and excellent transport links, early viewing is highly recommended.

Ground Floor Accommodation

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

The front-facing lounge features a large bay window allowing plenty of natural light to flood the room. A brick feature fire surround creates a focal point, complemented by carpeted flooring, radiator and single pendant light fitting.

The separate dining room overlooks the rear garden and provides excellent additional living or entertaining space. Finished with carpet to floor, radiator and single pendant light fitting, this room offers flexibility for family dining or as a second sitting room.

The fully fitted kitchen comprises a range of wall and base units with contrasting worktops and tiled splashbacks. Integrated appliances include an electric oven, hob and extractor hood, with additional space for a fridge/freezer and plumbing for a washing machine. There is a useful understairs storage cupboard, spot lighting and vinyl floor covering. A rear aspect window and door lead into the utility area.

The utility area provides further storage and access to the ground floor WC, offering additional practicality for family living. A door leads out to the rear garden.

First Floor Accommodation

The landing is fitted with carpet, single pendant light fitting and provides access to the loft space.

Bedroom one is positioned to the front of the property and benefits from fitted wardrobes, additional storage cupboard, fitted carpet, radiator and single pendant light fitting.

Bedroom two is a well-proportioned double bedroom overlooking the rear garden, complete with fitted wardrobes, store cupboard, carpeted flooring, radiator and single pendant light fitting.

Bedroom three is a good-sized single bedroom, ideal as a child's room, nursery or home office, and includes a fitted wardrobe, carpet, radiator and single pendant light fitting.

The family bathroom is part tiled and fitted with a modern white suite comprising bath with shower over, wash hand basin and WC. Additional features include a rear aspect obscure window, heated towel rail, single pendant light fitting and vinyl floor covering.

External

To the front of the property is an enclosed garden with brick wall boundary and gated access. The garden is mainly laid to lawn with mature shrub borders and a pathway leading to the front entrance. A ginnel provides access to the generous rear garden, which is mainly laid to lawn with mature shrub borders and a patio area - ideal for outdoor seating and entertaining. A brick outbuilding offers useful additional storage.

Additional Benefits

This property benefits from energy-saving solar panels (owned by a Shade greener), gas central heating and double glazing throughout.

Location

Intake, Doncaster Intake remains a popular residential area, particularly attractive to families due to its proximity to local amenities, reputable schools and excellent transport links. The property also offers convenient access to the motorway network and Doncaster City Centre. This superbly presented home is offered with no onward chain and is ready for immediate occupation. To arrange your viewing, contact 3Keys Property today on 01302 867888.

ENTRANCE HALL

LOUNGE

4.40m x 3.17m (14' 5" x 10' 5") NOT INTO BAY



DINING ROOM

3.24m x 3.18m (10' 8" x 10' 5")

KITCHEN/BREAKFASTING ROOM

3.22m x 3.17m (10' 7" x 10' 5")

WC

.84m x 1.67m (2' 9" x 5' 6")

BEDROOM 1

3.71m x 3.16m (12' 2" x 10' 4")

BEDROOM 2

4.43m x 2.71m (14' 6" x 8' 11")

BEDROOM 3

2.21m x 2.83m (7' 3" x 9' 3") MAX MEASUREMENTS OVER BULK HEAD

BATHROOM

2.11m x 1.71m (6' 11" x 5' 7")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – D

Tenure – Freehold

Energy saving solar panels - Owned by A Shade Greener

Central Heating System - Combi boiler approximately 8 years old and serviced annually. Gas central heating.

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
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 966 sq.ft. (89.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms 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 not be used as such by any prospective purchaser. The prices, features and specifications shown here are not intended to be a guarantee.
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