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Auckley
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Portland Road, Doncaster

£165,000

NO ONWARD CHAIN | SOUGHT-AFTER ROSSINGTON LOCATION | DRIVEWAY & GARAGE An excellent opportunity to purchase this three-bedroom semi-detached family home, ideally positioned within a popular residential area of Rossington. Offering spacious open-plan living, a modern kitchen/diner with French doors to the garden, off-road parking and a detached garage, this property is perfect for first-time buyers or growing families. Conveniently located close to local schools, amenities and motorway links. To arrange your viewing, contact 3Keys Property on 01302 867888.

- 3 BEDROOM SEMI DETACHED
- FITTED KITCHEN/DINING AREA
- OPEN PLAN LOUNGE WITH STAIRS TO FIRST FLOOR
- FAMILY BATHROOM WITH SHOWER OVER BATH
- BLOCK PAVED DRIVEWAY FOR 3/4 CARS

- OFFERED WITH NO ONWARD CHAIN AND VACANT POSSESSION
- FRENCH DOORS ONTO REAR GARDEN
- SPACIOUS ENTRANCE PORCH
- LOW MAINTENANCE REAR GARDEN WITH PATIO
- DETACHED GARAGE WITH POTENTIAL TO STORE IN EAVES.

PROPERTY DESCRIPTION

ONWARD CHAIN | THREE BEDROOM SEMI-DETACHED FAMILY HOME | DRIVEWAY & GARAGE | SOUGHT-AFTER ROSSINGTON VILLAGE

3Keys Property are delighted to present to the market this well-proportioned three-bedroom semi-detached family home, offered with no onward chain, and ideally positioned within the highly sought-after village of Rossington, Doncaster. Located in a popular residential area close to well-regarded schools, local amenities and excellent transport links, this property is perfectly suited to families, first-time buyers or investors.

Offering spacious accommodation, an open-plan kitchen/diner, off-road parking, detached garage and a low-maintenance rear garden, this home provides both comfort and practicality.

Ground Floor Accommodation

The property is accessed via an entrance porch which leads into a bright and spacious front-facing lounge.

A large window to the front aspect allows natural light to flood the room, creating a warm and inviting family living space. Stairs rise to the first floor with a useful storage cupboard beneath, and the open-plan layout flows seamlessly through to the kitchen/dining area.

To the rear of the property is the open-plan kitchen and dining room - ideal for modern family life and entertaining. The kitchen is fitted with a range of wall and base units and includes an integrated electric oven, gas hob with extractor hood and integrated fridge. Plumbing is available for a washing machine. A rear-aspect window and French doors provide direct access to the garden, offering excellent indoor-outdoor flow during the warmer months. Additional features include spot lighting, vinyl flooring and a radiator.

First Floor Accommodation

The first-floor landing benefits from loft access, a side-aspect window providing natural light and fitted carpet.

The principal bedroom is positioned to the front of the property and includes fitted hanging and shelving space, carpeted flooring, radiator and front-facing window.

Bedroom two is a well-proportioned double bedroom, ideal for children or guests, while bedroom three is a single bedroom, perfectly suited as a nursery, child's room or home office, and benefits from a built-in storage cupboard. Both rooms are finished with carpeted flooring, single pendant light fittings and radiators.

The family bathroom is fitted with a WC, wash hand basin and panelled bath with shower over. The space is finished with fully tiled walls, vinyl flooring, heated towel rail, single pendant light fitting and a rear-aspect obscure glazed window.

External

The property benefits from both front and rear gardens. The secure rear garden is mainly laid to lawn with mature shrubs and a block paved patio area, creating a safe and enjoyable outdoor space for children, pets and family entertaining. To the front and side, a block paved driveway provides off-road parking and leads to a detached garage with up-and-over door, offering additional secure parking or storage.

Location

Rossington remains a highly sought after village location, particularly popular with families due to its well-regarded local schools, range of village amenities and access to countryside walks. The area also provides convenient access to the motorway network, Doncaster City Centre and surrounding areas, making it ideal for commuters. Early viewing is highly recommended. To arrange your viewing, contact 3Keys Property today on 01302 867888.

PORCH



LOUNGE

4.84m x 4.93m (15' 11" x 16' 2") MAXIMUM MEASUREMENT

KITCHEN

2.74m x 4.82m (9' 0" x 15' 10")

FIRST FLOOR LANDING

BEDROOM 1

2.92m x 4.13m (9' 7" x 13' 7")

BEDROOM 2

2.91m x 3.59m (9' 7" x 11' 9")

BEDROOM 3

2.02m x 2.56m (6' 8" x 8' 5")

BATHROOM

2.30m x 1.83m (7' 7" x 6' 0")

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Parking – Driveway with parking for 3 cars and a garage

Loft - No boarding or ladder

Boiler - Installed in late 2019

DISCLAIMER

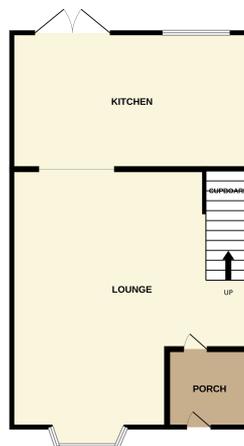
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Offer Procedure

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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (excluding fence, measurements of areas, windows, doors and any other items are approximate and not intended to be used for any other purpose), the floorplan is for information purposes only and should not be used to rely on any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency on the date.
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