



Gattison Lane, Doncaster, South Yorkshire

3 Bedrooms | Beautiful garden | Spacious garage | Off-road parking | Close to local shops and bus routes

Asking Price: **£150,000 (Offers In Region Of)**

KW LEEDS
KELLERWILLIAMS

Gattison Lane, Doncaster, South Yorkshire

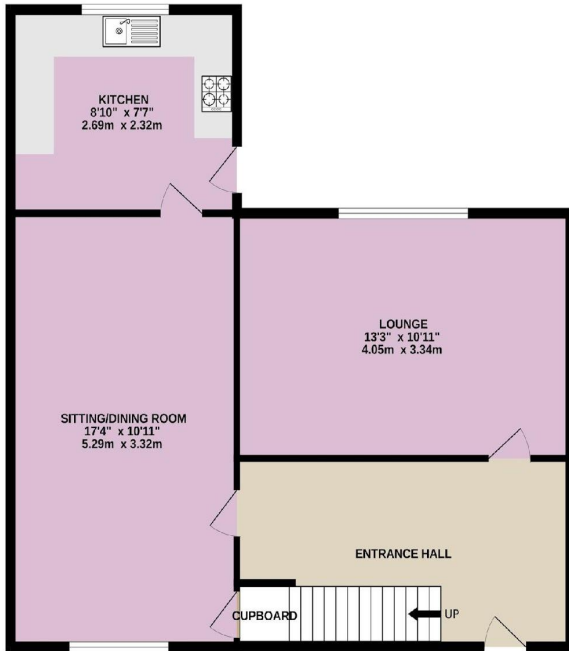
DESCRIPTION

This charming corner plot is a rare gem that boasts off-road parking, a secure rear garden, completed with a gated driveway. This property is ideal for first time buyers who are eager to leave their own unique mark, this property offers a wonderful opportunity to create a personalised living space that suites their taste and needs. Upon entering this beautiful property, you will be greeted by a cosy living room that is perfect for relaxing with your friends and family. The kitchen is spacious and offers plenty of storage space for all you kitchen essentials. When making your way upstairs you will find a modern bathroom that has a beautiful bath, perfect for unwinding after a long day. This property has 2 double bedrooms and a single bedrooms, they all offer a comfortable and relaxing space to unwind at the end of the day. Overall, this delightful property offers comfort, convenience and charm, making it a must-see for anyone looking to establish a cosy and welcoming home in the heart of Rossington. Call today and book your viewing with your local Rossington agent Sue Wragg at Keller Williams.

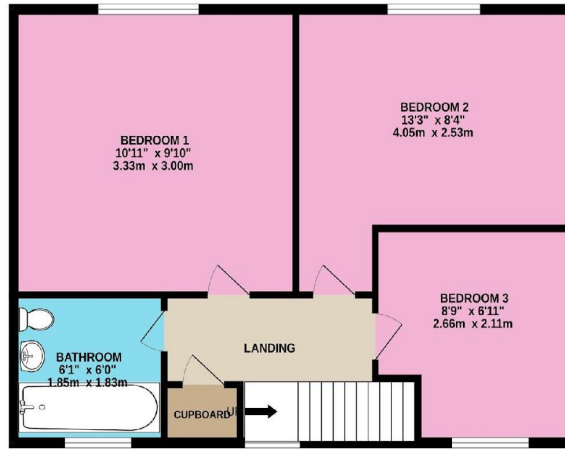




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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