

Anson Grove
Auckley
DN9 3QN
01302 867888



The Paddocks, Doncaster

£225,000

3Keys Property are delighted to offer for sale this 3 bedroom semi detached property, situated in a quiet cul de sac, in the centre of Auckley village, Doncaster. Offered with vacant possession and no onward chain, this property is in ready to move into condition and benefits from a newly fitted kitchen with central island, large conservatory and a detached garage with separate utility area and WC as well as ample parking to the front a rear. To view, please contact 3Keys Property on 01302 867888.

- 3 BEDROOMS
- NO ONWARD CHAIN
- MODERN KITCHEN WITH CENTRAL ISLAND
- AMPLE PARKING FOR SEVERAL VEICHLES
- ENERGY EFFICIENT SOLAR PANELS
- SEMI DETACHED
- AUCKLEY VILLAGE LOCATION
- CONSERVATORY
- CUL DE SAC POSITION
- DETACHED GARAGE WITH UTILITY AREA

PROPERTY DESCRIPTION

3Keys Property are delighted to offer to the open sales market, this 3 bedroom semi detached property, situated in a quiet cul de sac, in the centre of Auckley village, Doncaster. Offered with vacant possession and no onward chain, this property is in ready to move into condition and benefits from a newly fitted kitchen with central island, large conservatory and a detached garage with separate utility area and wc and ample parking to the front and rear.

Accommodation briefly comprises of entrance hall, spacious front aspect lounge, rear aspect kitchen/breakfasting room recently fitted with a new kitchen and central island, the kitchen has integrated appliances which include a dishwasher, double oven, induction hob, wine cooler and plumbing for washing machine, side access door to garden and French doors leading into a large conservatory which also has French doors onto the rear garden. The first floor has 2 double bedrooms and a good size 3rd bedroom. The family bathroom has a shower over the bath and the main bedroom has fully fitted wardrobes to one wall.

To the front of the property is a large block paved driveway and landscaped with decorative stone, there is access to the the rear garden which is mainly laid to lawn with a patio area, driveway and double gates onto school lane and detached garage with utility area/wc. The property benefits from 'Shade Greener' Solar Panels which help to reduce the cost of electricity.

Situated in the very heart of Auckley village, the property offers an ideal location for local schools, both primary, secondary and a 6th form college, local amenities such as convenience store with post office, pharmacy, doctors, hair salon and award winning fish and chip shop to name but a few. The property is also within close distance to Yorkshire Wildlife Park and Walkers Garden Centre with easy access to motorway network and local transport links.

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HALL

1.37m x 1.94m (4' 6" x 6' 4")

LOUNGE

3.67m x 4.35m (12' 0" x 14' 3")

KITCHEN/DINER

5.19m x 3.15m (17' 0" x 10' 4")

CONSERVATORY

3.32m x 2.71m (10' 11" x 8' 11") extending to 1.64m x 4.70m (5' 5" x 15' 5")

LANDING

BEDROOM 1

2.81m x 4.16m (9' 3" x 13' 8")

BEDROOM 2

2.96m x 3.40m (9' 9" x 11' 2")

BEDROOM 3

2.26m x 3.29m (7' 5" x 10' 10")

BATHROOM

2.14m x 1.66m (7' 0" x 5' 5")

DETACHED GARAGE & DRIVEWAY TO FRONT AND REAR.

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – TBC

Tenure – Freehold

Energy Efficient Solar Panels owned by Shade Greener - Contact the agent for details.

DISCLAIMER

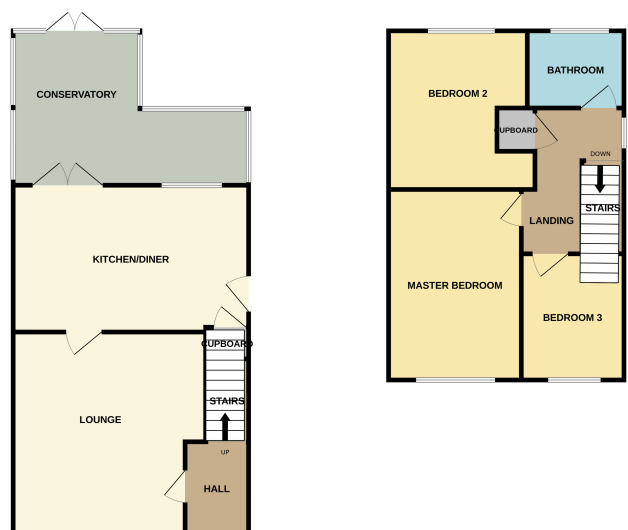
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Offer Procedure

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

GROUND FLOOR
545 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



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TOTAL FLOOR AREA: 952 sq. ft. (88.4 sq. m.) approx.
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