

Merlin Drive, Doncaster

£220,000

3Keys Property are delighted to offer for sale this 3 bedroom semi detached property, situated on this popular development in Auckley, Doncaster. Offered in good order throughout, the property benefits from a spacious kitchen/dining area to the front of the property and a separate lounge to the rear with French doors onto the patio. The loft has been fully boarded out with a velux window installed and loft ladder. Sold with NO

- 3 BEDROOM SEMI DETACHED HOUSE OFFERED WITH NO ONWARD CHAIN
- GROUND FLOOR WC
- MODERN FAMILY BATHROOM
- DRIVEWAY FOR 2 CARS
- LOCATED CLOSE TO AMENITIES WITH EASY ACCESS TO LOCAL TRANSPORT & A1 MOTORWAY LINKS

- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES INCLUDE FRIDGE AND FREEZER
- MASTER BEDROOM WITH ENSUITE
- FULLY BOARDED OUT ATTIC SPACE WITH LIGHTING AND VELUX WINDOW
- ENCLOSED REAR GARDEN WITH PATIO & LAWN AREA
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this 3 bedroom semi detached property, situated on this popular development in Auckley, Doncaster. Offered in good order throughout, the property benefits from a spacious kitchen/dining area to the front of the property and a separate lounge to the rear with French doors onto the patio. Sold with NO ONWARD CHAIN, viewings are available via 3Keys Property 01302 867888.

GROUND FLOOR

A welcoming entrance hallway with vinyl flooring, single pendant light fitting and radiator. The hallway gives access to the kitchen/diner, ground floor W/C and stairs leading to the first floor accommodation. The modern, front aspect kitchen/dining room has a good range of wall and floor units with contrasting worktops, integrated appliances including fridge, freezer, oven, hob, extractor fan and dishwasher. There is understairs storage and a side aspect window. The dining area provides plenty of space for a dining table and there are 2 single pendant light fitting and a vinyl floor covering.

A large rear aspect lounge with French doors onto the garden. The lounge is fitted with carpet, 2 single pendant light fittings and radiator. To finish the ground floor there is a downstairs cloak room with hand basin, W/C, single pendant light fitting, vinyl flooring and central heating radiator.

FIRST FLOOR

To the first floor there are 3 bedrooms and a family bathroom. A spacious, rear facing master bedroom benefits from an ensuite with walk in shower, hand basin and W/C. There is carpet to the bedroom with 2 single pendant light fittings and central heating radiator. The en suite is finished with a side aspect obscure glass window, vinyl flooring, enclosed light fitting and heated towel radiator. A second double bedroom with front facing window, finished with carpet, single pendant light fitting and central heating radiator. A final single bedroom with front facing window, finished with carpet, single pendant light fitting and central heating radiator. The part tiled modern family bathroom with obscure glass window, bath tub with overhead shower, hand basin and W/C. Finished with vinyl flooring, enclosed light fitting and heated towel radiator. The landing space offers access to the loft, finished with carpet, single pendant light fitting and storage cupboard.

EXTERNAL

The property benefits from a driveway for 2 vehicles and decorative stone to the front. To the rear, there is a rear garden with patio area and lawn. This property is situated on a popular development in Auckley and is located close to sought after schools and 6th form college. There is easy access to the M18 motorway and the city centre via the new link road, The Great Yorkshire Way.

ENTRANCE HALLWAY

KITCHEN/DINER

2.51m x 5.69m (8' 3" x 18' 8")

LOUNGE

4.27m x 3.28m (14' 0" x 10' 9")

WC

MASTER BEDROOM

3.22m x 3.51m (10' 7" x 11' 6")

EN SUITE

BEDROOM 2

2.55m x 3.56m (8' 4" x 11' 8")

BEDROOM 3

2.06m x 3.23m (6' 9" x 10' 7")

BATHROOM

2.56m x 1.78m (8' 5" x 5' 10")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – B

Tenure – Freehold

Management fee - TBC

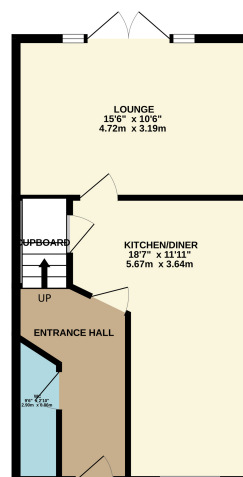
DISCLAIMER

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 check 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.

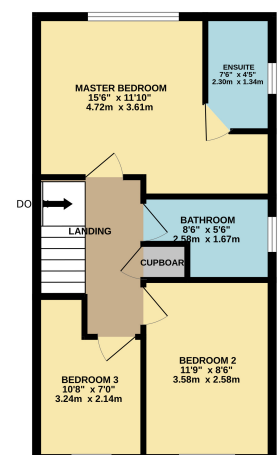
Offer Procedure

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
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of actual dimensions should be taken before any offer is made. The floorplans are for guidance only and do not constitute an offer of any prospective purchase. The services, systems and appliances shown here are not intended and no guarantee as to their operability or efficiency can be given.

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