

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Lilac Grove, Doncaster

£135,000

3Keys Property are pleased to present to the open sales market this 2 bedroom semi detached property in Auckley, Doncaster. Situated on a large corner plot, this property would be great for a first time buyer, small family or investor and is sold with **NO ONWARD CHAIN**. Perfectly located for local amenities, sought after schools and 6th form college. This property must be viewed. Contact 3keys Property to view 01302 867888.

- 2 BEDROOM SEMI-DETACHED
- SPACIOUS LOUNGE/DINER
- FULLY TILED BATHROOM
- CLOSE TO LOCAL AMENITIES
- VIEWING AVAILABLE VIA THE AGENT

- WALKING DISTANCE TO HIGHLY SOUGHT AFTER SCHOOLS AND 6th FORM COLLEGE
- LARGE PLOT
- MASTER BEDROOM WITH BUILT IN WARDROBE
- GREAT FOR FIRST TIME BUYERS/INVESTORS
- NO ONWARD CHAIN

## PROPERTY DESCRIPTION

3Keys Property are pleased to offer this 2 double bedroom semi detached property to the open sales market. Situated in the highly popular village of Auckley, Doncaster, this family home is offered with vacant possession and would be a perfect choice for an investor, small family or first time buyer. In walking distance of highly sought after primary and secondary schools as well as a 6th form college, we strongly advise you to book an appointment early as this property has been priced to sell quickly.

An entrance hallway leads to the kitchen and lounge/dining room and has several storage cupboards. Finished with carpet to floor, radiator and single pendant light fitting and access to stairs to first floor.

The kitchen has a range of floor and wall units with contrasting work tops, tiled floor, single pendant light fitting, space for fridge freezer and integrated hob, oven and extractor fan. There is a front aspect window and door leading to the rear garden. The spacious lounge/diner has 3 windows overlooking the garden and is finished with carpet to floor, 2 single pendant light fittings and a radiator.

The master bedroom has 2 storage cupboards which provide ample space for hanging clothes and a fitted wardrobe. There is carpet to the floor, rear aspect window, single pendant light fitting and radiator. The 2nd double bedroom also has a rear aspect window, storage for hanging clothes, carpet to floor, single pendant light fitting and radiator.

A fully tiled family bathroom with bath tub and shower over, hand basin, WC, radiator and front and side aspect obscure glass window.

To the rear of the property is a large enclosed garden with patio area, grass lawn with mature trees and an outdoor brick store. There is gated access to the front of the property which is laid to lawn with pathway leading to the front door.

This property is situated close to local amenities, highly sought after schools, the award winning Yorkshire Wildlife Park and offers easy access to local transport links. There is also superb access to the motorway networks via the Great Yorkshire Way link road. To view this property, contact 3Keys Property today 01302 867888.

## HALLWAY

3.49m x 1.94m (11' 5" x 6' 4")

## KITCHEN

3.61m x 2.28m (11' 10" x 7' 6")

## LOUNGE/DINER

6.85m x 2.98m (22' 6" x 9' 9") (MAXIMUM MEASUREMENTS)

## BEDROOM 1

3.51m x 4.75m (11' 6" x 15' 7") (INTO WARDROBES)

## BEDROOM 2

3.35m x 2.96m (11' 0" x 9' 9")

## BATHROOM

1.84m x 1.93m (6' 0" x 6' 4")

## ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – D

Tenure – Freehold

Estate maintenance fee - £200 P/A

## 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

1ST FLOOR



1 LEAC GROVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown hereon have not been tested and no guarantee is given for their operation or efficiency can be given.  
We are not a member of the NAEA.