

Anson Grove
Auckley
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Coronation Avenue, Doncaster

£195,000

3Keys Property are delighted to offer this 3 bedroom semi detached property to the open sales market. Situated in the idyllic village of Misson, Doncaster, this property boasts an incredible rear garden with large summer house, perfect for entertaining or as an additional room for a study, gym or playroom. To view this well presented property, contact 3Keys Property today 01302 867888.

- **3 BEDROOM SEMI DETACHED FAMILY HOME**
- **WELL PRESENTED THROUGHOUT**
- **UTILITY AREA**
- **MISSEON VILLAGE LOCATION**
- **FULLY FITTED KITCHEN/DINER WITH INTEGRATED APPLIANCES**

ENTRANCE HALL

Spacious hallway with carpet to floor, side aspect window, radiator and single pendant light fitting.

LOUNGE

4.43m x 3.92m (14' 6" x 12' 10") Front aspect window, log burner fire with surround, carpet to floor, 2 radiators and single pendant light fitting.

OPEN PLAN KITCHEN/DINER

3.07m x 5.71m (10' 1" x 18' 9") Fully fitted kitchen with integrated appliances to include, oven, hob, extractor hood and plumbing for washing machine. There is space for fridge freezer and a single bowl sink unit with mixer tap. The floor is tiled, side aspect window and rear aspect window overlooking garden, store cupboard, access door to rear lobby, radiator and 2 single pendant light fittings.

UTILITY ROOM

2.11m x 2.00m (6' 11" x 6' 7") With rear aspect window, power supply, floor and wall units and vinyl floor covering.

REAR LOBBY

With access to rear garden, tiled floor, door to utility room and power supply.

BEDROOM 1

3.93m x 3.92m (12' 11" x 12' 10") Master bedroom with front aspect window, carpet to floor, single pendant light fitting and radiator.

BEDROOM 2

3.92m x 3.07m (12' 10" x 10' 1") Double bedroom with rear aspect window, wood effect laminate to floor, single pendant light fitting and radiator. Store cupboard.

BEDROOM 3

2.11m x 2.00m (6' 11" x 6' 7") Single bedroom with front aspect window, wood effect laminate to floor, single pendant light fitting and radiator.

LANDING

With carpet, side aspect window and loft which is fully boarded throughout.

BATHROOM

2.11m x 1.80m (6' 11" x 5' 11") Part tiled family bathroom with white suite comprising bath tub with shower over, hand basin and wc. Rear aspect obscure glass window, vinyl floor covering, radiator and single pendant light fitting.

EXTERNAL

The property has a driveway to the front and a well kept garden which is grass lawn with borders full of shrubs. There is access to the rear of the property which has a large garden mainly laid to lawn, attractive patio area with wood stores and a decking area with pergola at the bottom of the garden next to the summer house. The summer house has power and lighting and a fitted bar area. there is plenty of space to change the use of this room should you wish to do so and an additional storage room to the back.

ADDITIONAL INFORMATION

Council Tax Band – TBC

EPC rating – C

Tenure – Freehold

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

GROUND FLOOR
789 sq ft (73.3 sq m) approx.

1ST FLOOR
450 sq ft (41.9 sq m) approx.



TOTAL FLOOR AREA: 1239 sq ft (115.1 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, masses and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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