

Anson Grove
Auckley
DN9 3QN
01302 867888

 3KeysProperty



Vulcan Mews, Doncaster

£195,000

3Keys Property are delighted to present to the open sales market this 3 bedroom family home in Auckley, Doncaster. Situated on this highly sought after development, the property benefits from a detached garage and parking for 2 cars. The property briefly comprises of: entrance hallway, lounge/diner, kitchen, ground floor W/C, 3 bedrooms, ensuite to the principle bedroom and a family bathroom. Within walking distance to local amenities, schools and Yorkshire Wildlife Park, the property must be viewed to be appreciated. Contact 3Keys Property 01302 867888.

- MID TERRACE FAMILY HOME
- LOUNGE / DINING AREA WITH FRENCH DOORS LEADING OUT ONTO REAR GARDEN
- GROUND FLOOR WC
- DETACHED GARAGE WITH DRIVEWAY FOR 2 CARS
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE
- 3 BEDROOMS
- PRINCIPLE BEDROOM WITH FITTED WARDROBES & ENSUITE
- POPULAR AUCKLEY DEVELOPMENT
- REAR GARDEN WITH OPEN ASPECT VIEW
- WALKING DISTANCE TO LOCAL SCHOOLS AND AMENITIES

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this 3 bedroom family home in Auckley, Doncaster. Situated on this highly sought after development, the property benefits from a detached garage and parking for 2 cars. The property briefly comprises of: entrance hallway, lounge/diner, kitchen, ground floor W/C, 3 bedrooms, ensuite to the principle bedroom and a family bathroom. Within walking distance to local amenities, schools and Yorkshire Wildlife Park, the property must be viewed to be appreciated.

GROUND FLOOR

A welcoming entrance hallway leads to the kitchen, lounge/diner, W/C and stairs up to the first floor accommodation. There is wood effect flooring, central heating radiator and a single pendant light fitting. A spacious, dual aspect lounge/diner boasts a rear bay window with French doors onto the garden. There is a feature fireplace, storage cupboard, wood effect flooring, central heating radiator and single pendant light fitting. The Shaker style kitchen with a mix of wall and base units benefits from a breakfast bar with space for a fridge and freezer. Plumbing for a washing machine, oven, hob and extractor fan. There is a rear aspect window and door, giving access to the garden. Finished with tile effect flooring, spot lighting and central heating radiator. Accessed from the hallway is a ground floor W/C with hand basin, finished with vinyl flooring, central heating radiator and single pendant light fitting.

FIRST FLOOR

Stairs lead up to the first floor landing space which has a large, feature, front aspect window flooding the room with light. Finished with carpet, single pendant light fitting, central heating radiator, storage cupboard and access to the loft space. Principle bedroom is rear aspect and benefits from a hanging space for clothes and ensuite shower room. The bedroom is finished with carpet, single pendant light fitting and central heating radiator. The ensuite has a shower cubicle, hand basin, W/C, rear facing obscure glass window and finished with wood effect flooring, spot lighting and central heating radiator. Bedroom 2, a rear facing double bedroom with carpet to the floor, single pendant light fitting and central heating radiator. Bedroom 3 with front facing window, carpet to the floor, single pendant light fitting and central heating radiator. Partially tiled family bathroom with bathtub, hand basin and W/C, front facing obscure glass window and finished with vinyl flooring, spot lighting and central heating radiator.

EXTERNALLY

The property sits on a great spot on this popular development and benefits from a garage and 2 parking spaces to the side of the property. A low maintenance front garden with decorative stone and pathway leading to the front door. To the rear is a spacious, private garden with open aspect views, patio, lawn area and mature borders. A side gate gives access to the detached garage and driveway.

Within walking distance to local amenities, schools and Yorkshire Wildlife Park, the property must be viewed to be appreciated.

HALLWAY

2.62m x 2.09m (8' 7" x 6' 10")

LOUNGE/DINER

4.34m x 4.90m (14' 3" x 16' 1") NOT INTO BAY WINDOW

KITCHEN

3.37m x 3.23m (11' 1" x 10' 7")

W/C

1.06m x 1.90m (3' 6" x 6' 3")

LANDING

BEDROOM 1

4.37m x 2.77m (14' 4" x 9' 1")

EN SUITE

BEDROOM 2

2.98m x 2.97m (9' 9" x 9' 9")

BEDROOM 3

2.86m x 2.24m (9' 5" x 7' 4")

FAMILY BATHROOM

2.08m x 2.16m (6' 10" x 7' 1")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

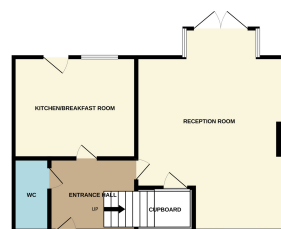
DISCLAIMER

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 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.

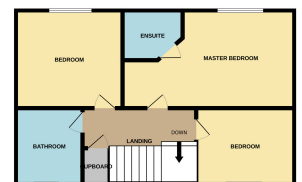
Offer Procedure

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



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of walls, windows, doors 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 not be used as such by any prospective purchaser. The ground, structure and location shown here are not intended to be guaranteed.
© 2012 100 Years of Excellence in the South
Made with Metaphor 02022

