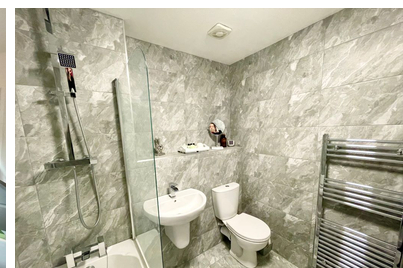
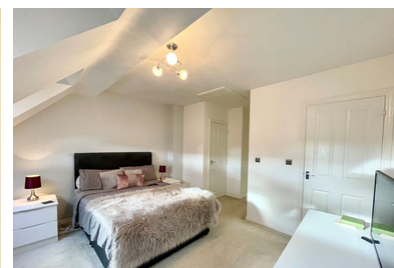
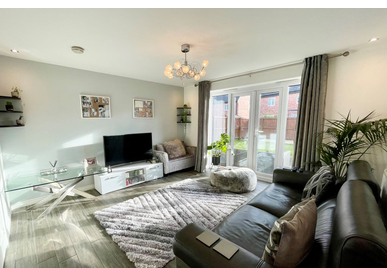


Anson Grove
Auckley
DN9 3QN
01302 867888



Meadow Lane, Doncaster

£235,000

3Keys Property are proud to present this 3 bedroom semi detached property, offered in immaculate condition, to the open sales market. This property is a perfect opportunity for a first time buyer or small family with 2 double bedrooms, large single bedroom, ensuite bathroom, fully fitted kitchen/dining room and rear aspect lounge overlooking the garden. With parking for 2 cars and a landscaped rear garden. To view, contact 3Keys Property today 01302 867888.

- 3 BEDROOM SEMI DETACHED PROPERTY
- PERFECT HOME FOR FTB OR SMALL FAMILY
- STUNNING FAMILY BATHROOM RECENTLY REFURBISHED WITH SHOWER OVER BATH
- LANDSCAPED REAR GARDEN WITH PATIO AREAS
- ACCOMMODATION OVER 3 FLOORS

- AUCKLEY, DONCASTER
- FULLY FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- PRINCIPLE BEDROOM WITH FITTED WARDROBES & ENSUITE
- PARKING FOR 2 CARS
- LOCATED CLOSE TO HIGHLY SOUGHT AFTER SCHOOL AND EASY MOTORWAY ACCESS

PROPERTY DESCRIPTION

3Keys Property are proud to present this 3 bedroom semi detached property, offered in immaculate condition, to the open sales market. This property offers the perfect opportunity for a first time buyer or small family. Accommodation comprises of entrance hallway, kitchen/ dining room, rear aspect lounge with French doors on to garden, a double bedroom and large single bedroom to the 1st floor with beautifully tiled family bathroom with shower over bath, to the 2nd floor is the principle bedroom with cream high gloss wardrobes, further storage and ensuite bathroom. In addition, the property benefits from a driveway for 2 cars and a landscaped rear garden, mainly laid to lawn with 2 patio areas, raised wooden planter with mature shrubs and a garden shed. Situated on this popular development in Auckley, Doncaster, this property is ideally located for highly sought after schools and offers superb access to the motorway network via the Great Yorkshire Way.

GROUND FLOOR

Entrance hallway giving access to kitchen and stairs to the first floor accommodation. The floor is tiled in the same grey wood effect tile throughout the ground floor accommodation creating a seamless, stylish look and there is a radiator and single pendant light fitting.

The fully fitted kitchen has a range of white high gloss wall and floor units with contrasting worktops. Integrated appliances include oven, hob, extractor hood, fridge, freezer, dishwasher and washing machine. There is a front aspect window and space for a dining table. Led downlights and designer radiator adds to the sleek design of the kitchen.

Ground floor wc has a side aspect window, wc, hand basin and heated towel rail.

The lounge has rear aspect French doors onto the patio, radiator and single pendant light fitting.

FIRST FLOOR

Landing fitted with carpet and gives access to 2 bedrooms and family bathroom. Side and front aspect window create a lovely airy and bright staircase and landing.

Bedroom 2 is a fabulous size with rear aspect window, carpet fitted to floor, radiator and single pendant light fitting. Bedroom 3 has a front aspect window, carpet fitted to floor, radiator and single pendant light fitting.

The fully tiled family bathroom has recently been refurbished to create a stunning bathroom with white suite comprising bath tub with waterfall shower over bath, hand basin, wc and heated towel rail.

SECOND FLOOR

Second floor landing has a side aspect window, single pendant light fitting and gives access to the principle bedroom which is spacious with 2 Velux style windows, carpet fitted to floor, cream gloss fitted wardrobes, store cupboard, loft access, radiator and single pendant light fitting. There is a door leading to the ensuite which has a front aspect obscure glass window, tiled floor, part tiled walls and white suite comprising of a walk in shower, hand basin and wc. Spot lighting and radiator.

EXTERNAL

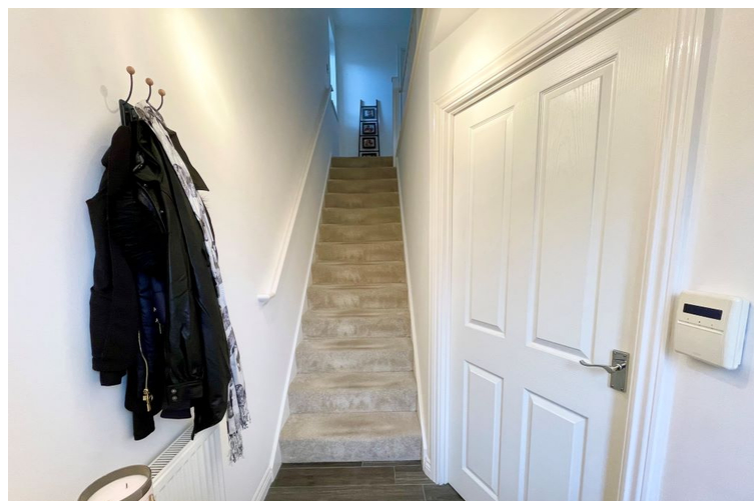
To the front of the property is paving and a low maintenance small garden with bark chippings and shrubs. Driveway with parking for 2 cars and there is access to the rear garden via a secure gate. The rear garden is landscaped and mainly laid to lawn with 2 patio areas, raised wood planter with mature shrubs and a garden shed.

Situated on this popular development in Auckley, this property offers easy access to local amenities, sought after schools and nurseries and the motorway network. To view, contact 3Keys Property today 01302 867888.

HALLWAY

KITCHEN/ DINING AREA

2.99m x 5.50m (9' 10" x 18' 1")



LOUNGE

3.91m x 3.79m (12' 10" x 12' 5")

GROUND FLOOR WC

FIRST FLOOR LANDING

BEDROOM 2

3.91m x 3.79m (12' 10" x 12' 5")

BEDROOM 3

1.90m x 3.37m (6' 3" x 11' 1")

FAMILY BATHROOM

1.90m x 2.03m (6' 3" x 6' 8")

SECOND FLOOR LANDING

PRINCIPLE BEDROOM

3.92m x 3.22m (12' 10" x 10' 7")

ENSUITE

2.79m x 3.04m (9' 2" x 10' 0") into SHOWER

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

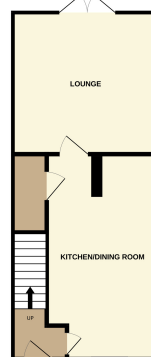
DISCLAIMER

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 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.

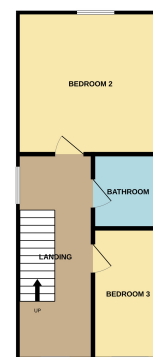
Offer Procedure

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

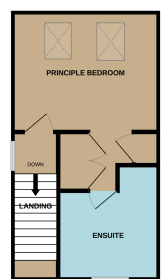
GROUND FLOOR
387 sq.ft. (35.6 sq.m.) approx.



FIRST FLOOR
301 sq.ft. (27.8 sq.m.) approx.



SECOND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, these measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency over time.
Made with Floorplan 12/22