

Anson Grove
Auckley
DN9 3QN
01302 867888



School Lane, Doncaster
£165,000

3Keys Property is pleased to present to the open sales market this 3-bedroom semi-detached family home located in the popular village in Auckley, Doncaster. This property offers a fantastic opportunity for those looking to put their personal touch on a home in need of modernisation. With its prime location, and sought after layout, this property presents a rare chance to create a space that truly reflects your own style and preferences. Externally, the property benefits from a detached garage, off-street parking and a rear garden. Local amenities, highly sought after schools, and transport links are all within a short walk, making this a highly convenient location for families and commuters alike. To arrange your viewing, please call 3Keys Property on 01302 867888.3

- 3 BEDROOM SEMI DETACHED PROPERTY
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- FRONT ASPECT LOUNGE
- UTILITY & STORE ROOM
- DETACHED GARAGE
- IN NEED OF UPDATING, PERFECT OPPORTUNITY FOR AN INVESTOR OR FTB
- AUCKLEY VILLAGE LOCATION
- REAR ASPECT KITCHEN / DINING ROOM
- SEPARATE BATHROOM & WC
- PRIVATE REAR GARDEN AND PARKING FOR 2 CARS

PROPERTY DESCRIPTION

3Keys Property is pleased to present to the open sales market this 3-bedroom semi-detached family home located in the popular village of Auckley, Doncaster. This property offers a fantastic opportunity for those looking to put their personal touch on a home in need of modernisation. With a prime location and sought after layout, this property presents a rare chance to create a space that truly reflects your own style and preferences.

The accommodation briefly comprises an entrance hallway, a lounge with front aspect window providing ample natural light, a dining area/ kitchen offering plenty of potential for modernisation and utility. There are three bedrooms, providing comfortable space for a growing family, along with a family bathroom and a separate WC.

Externally, the property benefits from a detached garage, off-street parking and rear garden mainly laid to lawn, perfect for the keen gardener and for entertaining friends and family. Local amenities, highly sought after schools, and transport links are all within a short walk, making this a highly convenient location for families and commuters alike.

GROUND FLOOR

A welcoming entrance hallway leads to the lounge, kitchen/dining room and stairs to the first floor accommodation. Finished with carpet fitted to floor, single pendant light fitting and central heating radiator.

The fitted kitchen has floor units with worktops, plumbing for a washing machine, side and rear aspect window, and door which leads into the university. There is plenty of space for a dining table, the floor is vinyl and fitted carpet and there is a central heating radiator.

There is a door leading to the utility which has a rear aspect window and side aspect door to inner lobby and store. The utility is fitted with floor units, single pendant light fitting and vinyl floor covering. The inner lobby gives access to the garden.

A spacious front aspect lounge with carpet to floor, 1 single pendant light fitting and central heating radiator.

FIRST FLOOR

Leading from the stair case is a spacious landing giving access to the 3 bedrooms, family bathroom and separate wc. There is a side aspect window, and is finished with carpet, single pendant light fitting, central heating radiator and airing cupboard with tank.

Bedroom 1 is a spacious front facing double bedroom. Finished with carpet, single pendant light fitting and central heating radiator.

Bedroom 2 is a rear facing double bedroom with views over the rear garden. Finished with carpet, single pendant light fitting and central heating radiator.

A front aspect single bedroom with storage cupboard completes the bedrooms on offer. Finished with vinyl floor covering, single pendant light fitting and central heating radiator.

Fully tiled bathroom with bath tub, shower over and hand basin. Finished with an obscured glass rear facing window, vinyl floor covering, radiator and single pendant light fitting.

The separate wc has side aspect window, vinyl floor covering and single pendant light fitting.

HALLWAY

LOUNGE

3.58m x 3.87m (11' 9" x 12' 8")

KITCHEN/DINING ROOM

3.14m x 5.84m (10' 4" x 19' 2")

UTILITY ROOM

1.64m x 2.24m (5' 5" x 7' 4")



FIRST FLOOR LANDING

BEDROOM 1

3.06m x 3.80m (10' 0" x 12' 6") MAXIMUM MEASUREMENT

BEDROOM 2

2.96m x 3.43m (9' 9" x 11' 3") MAXIMUM MEASUREMENT

BEDROOM 3

2.64m x 2.65m (8' 8" x 8' 8") MAXIMUM MEASUREMENT

BATHROOM

1.50m x 1.67m (4' 11" x 5' 6")

WC

0.74m x 1.67m (2' 5" x 5' 6")

ADDITIONAL INFORMATION

Council Tax Band – A
EPC rating – TBC
Tenure – FREEHOLD
Parking - DRIVEWAY FOR 2 CARS
Garage - DETACHED WITH UP AND OVER DOOR
Loft - ACCESS FROM 2ND BEDROOM
Boiler - CONVENTIONAL WORCESTER BOILER INSTALLED IN 2012 - SERVICED ANNUALLY

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.

