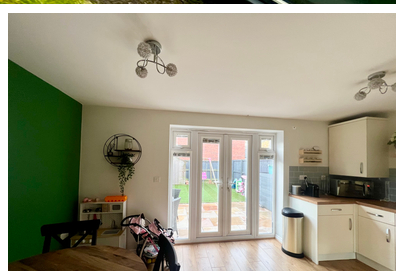
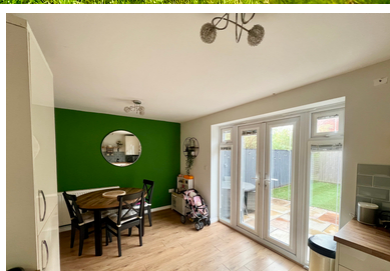
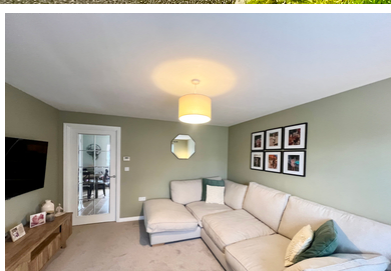


Anson Grove
Auckley
DN9 3QN
01302 867888



Insall Way, Doncaster

£230,000

3Keys Property are delighted to present for sale this beautifully maintained three-bedroom semi-detached property, ideally located on a sought-after development in Auckley, Doncaster. The accommodation briefly comprises a welcoming separate lounge, a modern fully fitted kitchen and dining area with patio doors leading to the rear garden, and a convenient ground floor WC. Upstairs, the property offers a principal bedroom with ensuite shower room, two further well-proportioned bedrooms and a contemporary family bathroom. Externally, there is parking for two cars and a landscaped rear garden, perfect for family living or entertaining. To arrange a viewing, contact 3Keys Property on 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME
- LOW MAINTENANCE LANDSCAPED GARDEN
- OFFERED IN EXCELLENT ORDER THROUGHOUT
- FITTED KITCHEN WITH A HOST OF INTEGRAL APPLIANCES
- PERFECT OPPORTUNITY FOR FTB, DOWNSIZING OR SMALL FAMILY.

- PRINIPAL BEDROOM WITH ENSUITE & FITTED WARDROBES
- 2 ALLOCATED PARKING SPACES
- FAMILY BATHROOM WITH SHOWER OVER BATH
- HIGHLY SOUGHT AFTER AUCKLEY DEVELOPMENT
- EASY ACCESS TO MOTORWAY NETWORK

PROPERTY DESCRIPTION

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The accommodation briefly comprises a welcoming separate lounge, a modern fully fitted kitchen and dining area with patio doors leading to the rear garden, and a convenient ground floor WC. Upstairs, the property offers a principal bedroom with ensuite shower room, two further well-proportioned bedrooms and a contemporary family bathroom. Externally, there is parking for two cars and a landscaped rear garden, perfect for family living or entertaining.

GROUND FLOOR

On entering the property, you are greeted by a welcoming hallway providing access to the lounge and the first floor. There is space to hang coats and store outdoor footwear, with wood-effect flooring, a single pendant light fitting and a central heating radiator.

The lounge is fitted with carpet flooring and features a front-facing window with fitted blinds, a single pendant light fitting and a central heating radiator. This comfortable living space is ideal for relaxing and offers access to the kitchen/ diner and the downstairs WC.

There is a handy downstairs WC featuring tiled flooring and half-tiled walls. The space includes a WC, hand basin, radiator and a single pendant light fitting.

The spacious kitchen/ diner is fitted with a range of wall and base units, offering ample storage and worktop space. Integrated appliances include a dishwasher, washer/ dryer, fridge freezer, oven and hob. The room features wood-effect flooring and French doors that open out onto the patio and rear garden, creating a bright and inviting space ideal for dining and entertaining.

FIRST FLOOR

The principal bedroom is located at the front of the property and features carpet flooring, a single pendant light fitting, a central heating radiator and fitted wardrobes. This well-presented room also benefits from a convenient ensuite shower room.

The ensuite is located at the front of the property and features an obscure window for privacy. It is partly tiled and includes a shower cubicle, WC, hand basin, and a central heating radiator.

Bedroom two is a well-proportioned double room located at the rear of the property. It features window shutters, carpet flooring, a central heating radiator and a single pendant light fitting, creating a comfortable and stylish space.

Bedroom three is currently being used as a study and walk in wardrobe but is a well proportioned third bedroom, with shutters to window, wood effect flooring, radiator and single pendant light fitting.

The family bathroom features a side-facing obscure window and is fitted with a shower over the bathtub, WC, hand basin, and a central heating radiator. It has tiled flooring and partially tiled walls, creating a space that is both practical and relaxing—ideal for growing families.

EXTERNAL

To the front of the property there are two allocated parking spaces, along with access to the front entrance and a side gate leading to the rear garden. The rear garden is beautifully presented with artificial grass, providing a low-maintenance outdoor space. It offers excellent privacy and features a patio area, perfect for socialising and entertaining.

ENTRANCE HALLWAY

LOUNGE

3.69m x 4.210m (12' 1" x 13' 10")



GROUND FLOOR WC

1.02m x 1.84m (3' 4" x 6' 0")

KITCHEN/ DINER

2.86m x 4.71m (9' 5" x 15' 5")

LANDING

PRINCIPAL BEDROOM

2.987m x 3.396m (9' 10" x 11' 2")

ENSUITE

1.66m x 1.72m (5' 5" x 5' 8") 1.66m x 1.72m (5' 5" x 5' 8")

BEDROOM 2

1.996m x 3.296m (6' 7" x 10' 10")

BEDROOM 3

2.623m x 3.296m (8' 7" x 10' 10")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

Boiler - Combination boiler service up to date.

Loft- With no ladder or light.

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.

