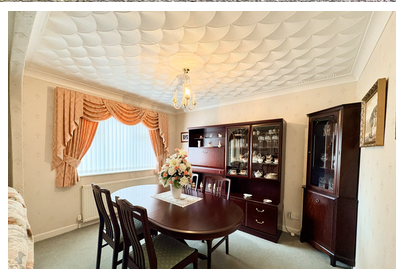


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Birkdale Close, Doncaster

£269,950

3Keys Property are delighted to present for sale this well-maintained two-bedroom detached bungalow offered with no onward chain, located in a quiet cul-de-sac in the popular area of Bessacarr, Doncaster. Originally three bedrooms and reconfigured to provide a spacious lounge/dining room. The property features a conservatory, utility room, driveway parking and a garage with electric door, and offers excellent potential to modernise. Ideal for downsizers or buyers seeking a comfortable home in a prime location. Contact 3Keys property for details 01302 867888

- 2 BEDROOM DETACHED BUNGALOW
- CONVERTED FROM 3 BEDROOMS TO 2 TO PROVIDE OPEN PLAN DINING ROOM
- FITTED KITCHEN WITH UTILITY ROOM
- REAR ASPECT CONSERVATORY
- DETACHED GARAGE/WORKSHOP WITH ELECTRIC UP AND OVER DOOR
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- 2 DOUBLE BEDROOMS
- FULLY TILED SHOWER ROOM
- ENCLOSED REAR GARDEN
- PARKING FOR 4 CARS



PROPERTY DESCRIPTION

3Keys Property are delighted to present this spacious two-bedroom detached bungalow to the open sales market, offered with the significant advantage of no onward chain. Originally constructed as a three-bedroom bungalow, the accommodation has been thoughtfully reconfigured to create an open-plan dining room, providing flexible and comfortable living space. The property is tucked away in a quiet cul-de-sac in the highly sought-after residential area of Bessacarr, Doncaster, making it ideal for downsizers, retirees or buyers seeking a well-cared-for home with excellent potential.

Presented in good order throughout and clearly well maintained over the years, the bungalow offers an excellent opportunity for a purchaser to modernise and personalise to their own taste, while remaining perfectly liveable from day one. With a well-kept garden, ample driveway parking and no onward chain, the property combines convenience, comfort and future potential.

The covered front entrance opens into the main hallway, which is fitted with wood-effect laminate flooring, a central heating radiator and two large storage cupboards, along with a further cupboard housing the combi boiler installed in 2022 and benefitting from a ten-year warranty. The hallway also features two single pendant light fittings and provides access to the main living accommodation, kitchen, bedrooms and shower room.

The L-shaped lounge and dining room forms the main reception space and offers excellent versatility, with the dining area having been created from the former third bedroom. The room is fitted with carpet flooring throughout, central heating radiators and three ceiling light fittings. A double-glazed window allows plenty of natural light, while patio doors open directly into the conservatory, creating a pleasant connection to the rear garden.

The kitchen is functional, well maintained and fitted with a range of wall and floor units with granite work surfaces. There is a sink with mixer tap, tiled splashbacks and integrated appliances including an electric oven, grill, hob and fridge. The kitchen features carpeted flooring, a side-aspect window, spot lighting and a door leading through to the utility room.

The utility room provides valuable additional storage and workspace and includes plumbing for a washing machine, space for a tumble dryer, carpeted flooring, a central heating radiator and a wall light fitting. Two external doors provide direct access to both the front driveway and the rear garden, adding to the practicality of the layout.

Positioned at the rear of the property, the conservatory enjoys views over the garden and is fitted with tiled flooring, a central heating radiator, a single pendant fan light fitting and French doors opening onto the garden, making it a pleasant space to enjoy throughout the year.

Bedroom one is located to the front of the property and benefits from fitted bedroom furniture providing excellent storage. The room includes a central heating radiator, carpeted flooring, front-aspect window and a single pendant light fitting.

Bedroom two is also a double room, positioned to the front, and features a large storage cupboard, central heating radiator, carpeted flooring and pendant lighting.

The shower room is fitted with a white suite comprising a walk-in shower, pedestal wash hand basin, bidet and WC. The room is fully tiled to the walls, with carpet fitted to the floor, and benefits from a central heating radiator, obscured glass window and single pendant light fitting.

Externally, the property features a neatly maintained front garden and a block-paved and concrete driveway providing off-road parking for up to four vehicles. The driveway leads to a garage with an electric up-and-over door, power and lighting, workshop area, window and a personal access door to the rear.

The rear garden is well kept and designed to be manageable, being laid mainly to lawn with planted borders and a large raised decking area. The space is fully enclosed with fencing and offers a pleasant outdoor area. Situated in the popular residential area of Bessacarr, Doncaster, the property benefits from excellent access to local amenities, transport links and motorway networks. This is a fantastic opportunity to purchase a well-maintained detached bungalow with no onward chain, offering scope to update and add value in a highly regarded location. Contact 3Keys Property today on 01302 867888 to arrange a viewing.



ENTRANCE HALLWAY

BEDROOM 1

3.49m x 3.72m (11' 5" x 12' 2") MAXIMUM MEASUREMENT

BEDROOM 2

2.71m x 2.71m (8' 11" x 8' 11")

SHOWER ROOM

1.72m x 2.81m (5' 8" x 9' 3")

KITCHEN

2.81m x 3.43m (9' 3" x 11' 3") MAXIMUM MEASUREMENT

CONSERVATORY 1

1.38m x 4.23m (4' 6" x 13' 11")

LOUNGE

3.48m x 4.64m (11' 5" x 15' 3")

DINING ROOM

2.69m x 3.42m (8' 10" x 11' 3")

CONSERVATORY 2

2.69m x 2.98m (8' 10" x 9' 9") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

- Council Tax Band – C
- EPC rating – C
- Tenure – Freehold
- Parking - Driveway for 4 cars
- Garage - Single garage with electric door
- Boiler - Combi boiler installed in 2022 and under 10 year warranty.
- Loft - Part boarded, no ladder

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as a guide to any prospective purchaser. The architect, surveyor and specialist valuer have not been asked and not qualified as to their suitability or efficiency for the given. Made with Metaphor CADD