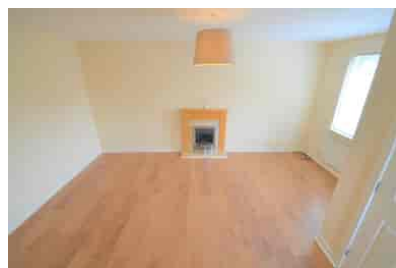


Anson Grove
Auckley
DN9 3QN
01302 867888



Wakelam Drive, Doncaster

£159,950

3Keys Property are delighted to present to the open sales market this modern 3 bedroom semi detached property overlooking the open green on this highly sought after development in Armthorpe, Doncaster. The property benefits from a kitchen/diner to the rear of the property, a downstairs WC and driveway for 2 cars. The property is situated close to local schools and amenities. To view, please contact 3Keys Property 01302 867888.

- 3 BEDROOM SEMI DETACHED HOME
- OPEN PLAN SPACIOUS LOUNGE
- FAMILY BATHROOM WITH SHOWER OVER BATH
- DRIVEWAY FOR TWO CARS
- LOVELY OPEN VIEW TO FRONT
- FULLY FITTED KITCHEN WITH DINER
- INNER HALLWAY & DOWNSTAIRS WC
- 2 DOUBLE BEDROOMS
- POPULAR ARMTHORPE DEVELOPMENT
- LOCATED WITHIN EASY ACCESS TO LOCAL AMENITIES, SCHOOLS & MOTORWAY ACCESS

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this modern 3 bedroom semi detached property overlooking the open green on this highly sought after development in Armthorpe, Doncaster. The property benefits from a kitchen/diner to the rear of the property, downstairs WC and driveway for 2 cars. The property is situated close to local schools and amenities. Accommodation briefly comprises; entrance hallway, downstairs w.c, lounge with electric fire and fire surround, modern fitted kitchen / diner with white goods, under stairs storage, stairs to lead to first floor accommodation comprising of 2 double and 1 single bedrooms, and a family bathroom with both bath and mixer shower. The property benefits from a corner plot with off road parking for 2 cars and a turfed rear garden.

GROUND FLOOR

ENTRANCE HALL with carpet to floor, radiator, single pendant light fitting, door leading to lounge and downstairs WC. **CLOAKROOM WC** has front aspect obscure glass window, WC, hand basin, single pendant light fitting, radiator and vinyl covering to floor.

LOUNGE is open plan with stair case to first floor, front aspect window, single pendant light fitting, radiator, wood effect laminate flooring and door leading to kitchen.

KITCHEN/DINER is fully fitted kitchen with integrated oven, hob and extractor hood, plumbing for washing machine, sink unit with mixer tap, tiled splash backs, 2 single pendant light fittings, radiator, vinyl covering to floor, storage cupboards under stairs and French doors leading to the rear garden and rear aspect window from kitchen.

FIRST FLOOR

BEDROOM 1 Front aspect window, carpet to floor, single pendant light fitting, radiator.

BEDROOM 2 Rear aspect window, carpet to floor, single pendant light fitting, radiator.

BEDROOM 3 L shaped room with front aspect window, carpet to floor, single pendant light fitting, radiator and bulkhead store cupboard.

BATHROOM Part tiled and part panelled walls, rear aspect window, white bath tub with shower over, hand basin, WC, radiator, single pendant light fitting, vinyl floor covering. **LANDING** Side aspect window, carpet to floor and access to loft. single pendant light fitting and radiator.

EXTERNAL

To the front of the property is a grass lawn with mature shrubs and a stepped footpath leading to the front door, the property overlooks the open green to the front and has a driveway to the side of the property for 2 cars. The rear garden is mainly laid to lawn with a patio area, and fence and wall border.

This property is situated on a popular development in Armthorpe Doncaster and located close to schools and a wide range of amenities. There is also excellent access to the M18 motorway and Doncaster City Centre.

To view, contact 3Keys Property 01302 867888.

ENTRANCE HALL

LOUNGE

3.75m x 4.81m (12' 4" x 15' 9")

WC

.86m x 1.75m (2' 10" x 5' 9")

KITCHEN/DINING ROOM

3.75m x 4.81m (12' 4" x 15' 9")

BEDROOM 1

2.61m x 4.06m (8' 7" x 13' 4")

BEDROOM 2

2.62m x 3.27m (8' 7" x 10' 9")

BEDROOM 3

1.87m x 3.10m (6' 2" x 10' 2") L SHAPED ROOM

BATHROOM

1.89m x 1.69m (6' 2" x 5' 7")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Leasehold ground rent £170 P/A approx.

DISCLAIMER

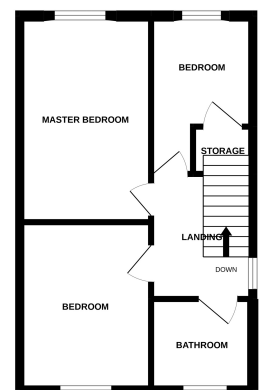
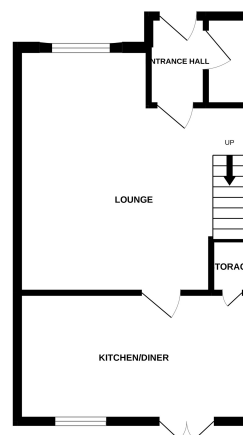
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, levels, etc. are only approximate and should not be relied upon for any purpose. The purchaser is advised to verify the measurements and to make their own checks before purchase. The services, systems and appliances shown herein are not guaranteed and no guarantee is given as to their operability or efficiency at any time.
Made with Metaphor ©2022

