



Avon Court, Doncaster

£175,000

3Keys Property are delighted to offer to the open sales market this 3 bedroom semi detached family home in the popular village of Auckley, Doncaster. This property has no onward chain and benefits from a detached garage with driveway and gardens to the front and rear. Situated within walking distance to highly sought after primary and secondary schools. Contact 3Keys Property for details 01302 867888.

- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- KITCHEN / BREAKFASTING ROOM
- FAMILY SHOWER ROOM
- GARDENS TO THE FRONT AND REAR WITH PATIO
- EXCELLENT OPPORTUNITY FOR INVESTOR OR FIRST TIME BUYER
- 3 BEDROOM SEMI DETACHED FAMILY HOME
- OPEN PLAN LOUNGE
- DETACHED GARAGE WITH DRIVEWAY FOR 2 CARS
- LOCATED CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS AND EASY MOTORWAY ACCESS

PROPERTY DESCRIPTION

3Keys Property are delighted to offer to the open sales market this 3 bedroom semi detached family home in the popular village of Auckley, Doncaster. This property has no onward chain and benefits from a detached garage with driveway and gardens to the front and rear.

The accommodation comprises of an entrance giving access to the open plan lounge, and stairs to first floor accommodation. There is a kitchen/breakfasting room to the rear. The lounge has a front aspect window, fitted carpet to floor, radiator and single pendant light fitting.

The open plan kitchen/breakfasting room has 2 rear aspect windows overlooking the garden. The kitchen is fitted with floor and wall units with integrated oven and hob, plumbing for washing machine, understairs cupboard and side aspect window and door. The floor is tiled throughout and there is one radiator.

The lounge has a large front aspect window, carpet to floor, single pendant light fitting and radiator.

Stairs lead to first floor landing which has a side aspect window and loft access.

Bedroom 1 has a front aspect window, carpet to floor, radiator and fitted wardrobes.

Bedroom 2 is also a double and has a rear aspect window, carpet to the floor, fitted wardrobes and radiator.

Bedroom 3 is a single bedroom and is situated at the front of the property with carpet to floor.

The family bathroom is fully tiled with white suite comprising walk in shower, hand basin and wc. There is a rear aspect obscure glass window, vinyl floor covering and heated towel rail.

Externally the property benefits from off-road parking and a single detached garage with up and over door, front garden laid with decorative stone and there is access to rear garden. The rear garden has a patio area, garden shed and mature shrub borders.

This property is in a sought-after residential area, close to popular schools and amenities. Viewing is highly recommended and available via 3Keys Property 01302 867888.



LIVING ROOM

5.43m x 4.01m (17' 10" x 13' 2")

KITCHEN

5.55m x 2.68m (18' 3" x 8' 10")

BEDROOM 1

3.10m x 3.43m (10' 2" x 11' 3")

BEDROOM 2

2.50m x 3.30m (8' 2" x 10' 10")

BEDROOM 3

2.16m x 2.21m (7' 1" x 7' 3")

BATHROOM

2.25m x 1.70m (7' 5" x 5' 7")

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