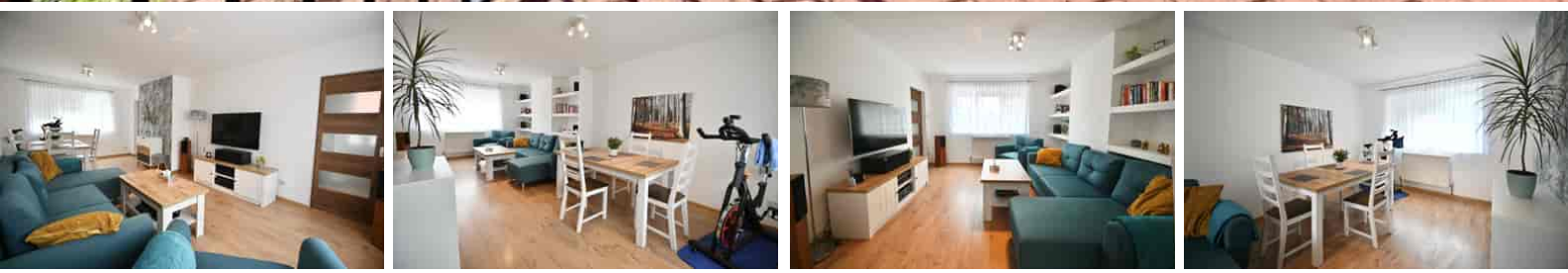


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



Exeter Road, Doncaster  
£170,000

\*\*\* GUIDE PRICE £170000-£180000\*\*\* 3Keys Property are delighted to offer to the open sales market, this fully renovated 3 bedroom semi detached property in Wheatley, Doncaster. Situated on a large plot with off street parking and large rear garden, the property briefly comprises of: entrance hallway, due aspect lounge/diner, kitchen, utility room, ground floor W/C, 3 bedrooms and family bathroom. Situated within walking distance of 2 primary schools, local amenities and Doncaster Royal Infirmary, this proeprty is sold with NO ONWARD CHAIN and must be viewed.

- **GUIDE PRICE**  
**£170000 - £180000**
- **SEMI DETACHED**  
**PROPERTY**
- **SPACIOUS REAR**  
**GARDEN**
- **GARAGE AND LARGE**  
**DRIVEWAY**
- **CLOSE TO**  
**DONCASTER ROYAL**  
**INFIRMARY**
- **3 BEDROOMS**
- **FULL**  
**REFURBISHMENT**  
**THROUGHOUT**
- **WELL PRESENTED**  
**THROUGHOUT**
- **CLOSE TO LOCAL**  
**PRIMARY SCHOOLS**
- **NO ONWARD**  
**CHAIN**

## ENTRANCE HALLWAY

**2.12m x 3.80m (6' 11" x 12' 6") (MAXIMUM MEASUREMENTS)**

## LOUNGE/DINER

**3.76m x 6.78m (12' 4" x 22' 3")**

## KITCHEN

**2.67m x 2.77m (8' 9" x 9' 1")**

## GROUND FLOOR W/C

**1.94m x 0.84m (6' 4" x 2' 9")**

## UTILITY ROOM

**1.94m x 1.12m (6' 4" x 3' 8")**

## STORE

**1.94m x 1.11m (6' 4" x 3' 8")**

## BEDROOM 1

**3.75m x 3.77m (12' 4" x 12' 4")**

## BEDROOM 2

**3.75m x 3.77m (12' 4" x 12' 4")**

### BEDROOM 3

**2.92m x 2.08m (9' 7" x 6' 10")**

## BATHROOM

**2.08m x 2.70m (6' 10" x 8' 10")**

## PROPERTY INFORMATION

## Council Tax Band – A

**EPC rating – C**

## Tenure – Freehold

### Boiler - Combi Boiler (fitted circa 2014)

## Electrics - full re wire in 2016

### Loft - insulated - no loft ladder

## Garage - electrics from an external socket

## 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 checked 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**



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

