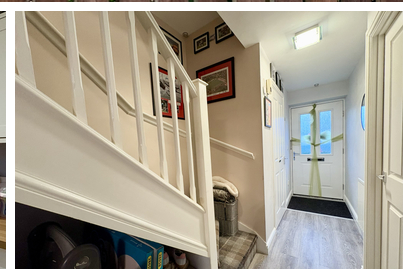
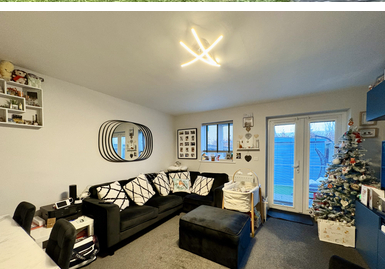


Anson Grove
Auckley
DN9 3QN
01302 867888



Lancaster Court, Doncaster

£82,500

Auckley, Doncaster, DN9 - Discover this well presented two-bedroom end terrace home available on a 50% shared ownership basis, perfectly located close to excellent schools, transport links and local amenities. Offering spacious living accommodation, a modern kitchen and bathroom, a private low-maintenance garden and move-in ready interiors, this affordable part-buy, part-rent property is ideal for first-time buyers looking to step onto the property ladder in a highly sought-after area. Contact 3Keys Property for details 01302 867888

- 50% SHARED OWNERSHIP AFFORDABLE PROPERTY
- WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES
- RECENTLY REFURBISHED BATHROOM WITH BATH TUB & SHOWER OVER
- LOW MAINTENANCE FRONT AND REAR GARDENS

- 2 DOUBLE BEDROOM END TERRACE FAMILY HOME
- PERFECT OPPORTUNITY FOR FTB OR SMALL FAMILY
- SPACIOUS LOUNGE AND DINING AREA
- EASY ACCESS TO LOCAL AMENITIES AND POPULAR SCHOOLS
- CONTACT 3KEYS PROPERTY FOR MORE INFORMATION

PROPERTY DESCRIPTION

Keys Property are delighted to present this well maintained two-bedroom end terraced home, offered for sale as a 50% shared-ownership purchase. This attractive property provides a fantastic opportunity for first-time buyers wishing to take their first steps onto the property ladder. Located in a popular residential area in Auckley, Doncaster, the home is ideally placed for sought-after schools, motorway connections, public transport links, local amenities and the renowned Yorkshire Wildlife Park.

The accommodation begins with a welcoming entrance hall entered through a secure front door. The hall features wood-effect laminate flooring, a radiator and a pendant light fitting, and provides access to the lounge, kitchen and ground floor WC. Stairs rise from the hall to the first-floor landing.

The lounge/diner is a spacious and inviting reception room with soft carpeting underfoot, French doors leading out to the rear garden and an additional rear-aspect window allowing plenty of natural light. The room provides ample space for relaxing, watching television and accommodating a dining table with store cupboard, single pendant light fitting and a radiator.

The kitchen is well equipped with a range of modern shaker style wall and floor units with wood effect worktops. A stainless-steel sink and drainer is positioned beneath a front-facing window. Integrated appliances include a gas hob with extractor hood above and an electric oven beneath, with further space for a fridge/freezer, plumbing for a washing machine and room for a wine cooler. Vinyl floor covering and single pendant light fitting.

The ground floor WC is fitted with a wash hand basin and WC, and benefits from a front-aspect obscured window, vinyl floor covering and a radiator.

To the first floor, the landing is carpeted and provides access to both bedrooms and the bathroom. Loft access is available via a fixed ladder, and the area is lit by a single pendant light fitting.

The principal bedroom is located at the rear of the property and offers generous floor space with room for wardrobes and additional bedroom furniture. The room features carpeted flooring, a radiator and a pendant light fitting.

Bedroom two is a further double room situated to the front of the home and includes a useful built-in storage cupboard. This bedroom also features carpet, a radiator and a pendant light.

The bathroom has been recently refurbished and includes a modern bath with shower above, WC and wash hand basin. An obscured side-aspect window provides natural light, and the room benefits from PVC-panelled walls, vinyl floor tiles, spot lighting and a heated towel rail.

Externally, the front garden is mainly laid to lawn with a variety of shrubs,

with a path leading along the side of the property to the front entrance. The rear garden is private, enclosed and has been kept to a good standard. French doors from the lounge open onto a paved patio area. The garden is designed for low maintenance with pebbled sections, planted shrubs and a storage shed positioned at the rear.

This home is offered on a 50% shared ownership basis. Buyers will purchase a 50% share and pay rent to the housing association on the remaining share. Applicants must meet shared ownership eligibility requirements, including having a household income under £80,000, being unable to afford a suitable property on the open market and intending to live in the property as their sole residence. All applicants are required to undergo an affordability assessment carried out by the housing association's appointed financial advisor, and will need to provide supporting documentation such as payslips, bank statements and a mortgage in principle before approval can be granted. Full details regarding rent, service charges and lease terms can be provided upon request. For further information or to arrange a viewing of this impressive home, please contact 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE/DINER

4.08m x 4.53m (13' 5" x 14' 10") MAXIMUM MEASUREMENT

KITCHEN

1.95m x 3.93m (6' 5" x 12' 11")

WC

0.93m x 2.03m (3' 1" x 6' 8")

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

3.01m x 4.09m (9' 11" x 13' 5")

BATHROOM

2.03m x 2.39m (6' 8" x 7' 10")

BEDROOM 2

2.96m x 4.07m (9' 9" x 13' 4") MAXIMUM MEASUREMENT

ADDITIONAL INFORMATION

TENURE: Leasehold - 125 Years from April 2007

