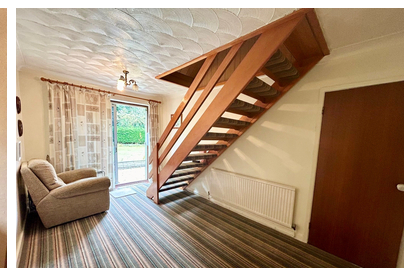


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Spey Drive, Doncaster

£190,000

3Keys Property are delighted to present to the open sales market, this 2 bedroom semi detached dormer bungalow in Auckley, Doncaster. Situated in the heart of the village with local amenities within walking distance, the property stands on a generous plot and is sold with NO ONWARD CHAIN. Briefly comprising of: entrance hallway, kitchen, lounge, shower room, second reception room, ground floor bedroom and second bedroom within the dormer. There is parking to the front, a detached garage and large rear garden. Viewings are available via 3Keys Property call 01302 867888.

- DORMER BUNGALOW
- SPACIOUS LOUNGE
- LARGE REAR GARDEN
- NO ONWARD CHAIN
- MUST BE VIEWED

- 2 BEDROOMS
- FULL TILED SHOWER ROOM
- OFF STREET PARKING AND GARAGE
- AUCKLEY VILLAGE LOCATION
- WALKING DISTANCE TO LOCAL AMENITIES

## PROPERTY DESCRIPTION

Keys Property are delighted to present to the open sales market, this 2 bedroom semi detached dormer bungalow in Auckley, Doncaster. Situated in the heart of the village with local amenities within walking distance, the property stands on a generous plot and is sold with NO ONWARD CHAIN. Briefly comprising of: entrance hallway, kitchen, lounge, shower room, second reception room, ground floor bedroom and second bedroom within the dormer. There is parking to the front, a detached garage and large rear garden.

Side access opens into the hallway which leads to the kitchen, lounge, second reception room, bedroom 1 and the shower room. The hallway benefits from a storage cupboard and finished with a pendant light fitting, central heating radiator and carpet to the floor. The front facing lounge is spacious and has a feature fireplace, the lounge is finished with single pendant light fitting, central heating radiator and carpet to the floor. The kitchen is front facing and offers a mix of wall and base units, contrasting work surface and tiled splash back. There is an integrated oven, hob and extractor fan and space for a fridge/freezer and washing machine. There is a pantry cupboard offering further shelves for storage. The room is finished with a strip light and vinyl flooring. A rear reception room has sliding doors onto a patio area and garden beyond. An open staircase lead up to a bedroom and the loft space. The reception room is finished with a single pendant light fitting, central heating radiator and carpet to the floor and stairs.

A double, rear facing bedroom on the ground floor benefits from fitted furniture and views over the garden. Finished with pendant light fitting, central heating radiator and carpet to the floor. A further double bedroom located within the dormer with fitted wardrobe, pendant light fitting, central heating radiator and carpet to the floor. Within the dormer is a large loft space where the boiler is housed with lighting.

## EXTERNAL

Situated on a corner plot, there is ample parking to the front of the property and a lawn area with mature borders. There is gated access to the large mainly laid to lawn rear garden. There is a patio area, mature trees and shrubs. There is a detached garage with up and over door to the front, windows and a side access door, and benefits from power and lighting.

The property is offered in good condition and would benefit from modernisation in time. Situated in the heart of the Auckley village with local amenities including a convenience store with Post Office, Doctors Surgery, award winning fish and chip shop and local pub within walking distance. There are local bus routes offering access to Doncaster City Center and the A1/M18 motorway networks a short drive from the property. Yorkshire Wildlife Park is a short walk away along with local primary and secondary schools.

## LOUNGE

3.58m x 5.02m (11' 9" x 16' 6") (MAXIMUM MEASUREMENTS)

## KITCHEN

2.71m x 3.50m (8' 11" x 11' 6") (MAXIMUM MEASUREMENTS)

## SITTING ROOM

## BEDROOM

3.41m x 3.72m (11' 2" x 12' 2")

## SHOWER ROOM

1.85m x 2.05m (6' 1" x 6' 9")

## BEDROOM 2

3.32m x 3.51m (10' 11" x 11' 6")

## GARAGE

2.88m x 6.02m (9' 5" x 19' 9")

## PROPERTY INFORMATION

Council Tax Band – B

EPC rating – D

Tenure – Freehold

Parking - Driveway for up to 3 cars

Garage - Detached, up and over door, power and lighting, and rear access door.

Boiler - Combi boiler fitted in 2023 - located in the loft

## DISCLAIMER

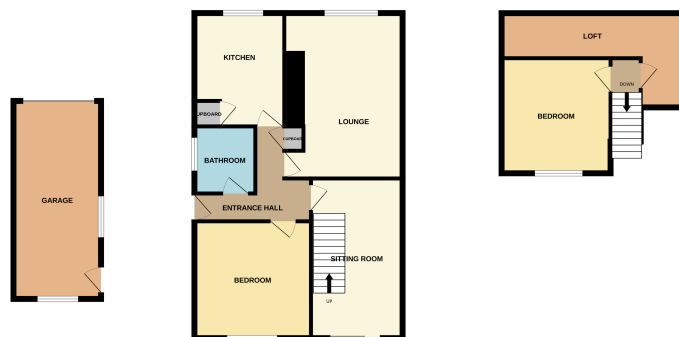
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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 Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 services, systems and appliances shown here have not been tested and no guarantee is given as to their operation or efficiency (as far as laws permit).  
We are not a regulated entity.

