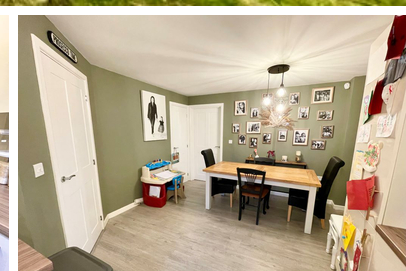


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Sherwood Close, Doncaster

£220,000

**\*\* YOUR SECOND CHANCE ON THIS BEAUTIFUL HOME\*\*** 3Keys Property are delighted to present to the open sales market this 3 bedroom, end terrace property in Auckley Doncaster. Situated on a popular development and on a private road, this property is ready to move into. The property briefly comprises of: entrance hallway, kitchen/diner, lounge, ground floor W/C, 3 bedrooms including a master bedroom with ensuite and family bathroom. There is allocated parking for 2 vehicles. The property is within walking distance to popular schools, local amenities and is a short drive to the Great Yorkshire Way offering access to the M18 motorway networks. The property must be viewed. Contact 3Keys Property 01302 867888

- END OF TERRACE
- LOUNGE WITH ACCESS TO THE REAR GARDEN
- MASTER BEDROOM WITH EN SUITE
- 2 ALLOCATED PARKING SPACES
- POPULAR AUCKLEY DEVELOPMENT
- 3 BEDROOMS
- KITCHEN/DINER
- GROUND FLOOR W/C
- LANDSCAPED REAR GARDEN WITH PATIO AREAS
- CLOSE TO LOCAL AMENITIES AND SCHOOLS



## HALLWAY

## KITCHEN/DINER

3.64m x 5.67m (11' 11" x 18' 7")

## LOUNGE

3.19m x 4.72m (10' 6" x 15' 6")

## W/C

0.86m x 2.90m (2' 10" x 9' 6")

## MASTER BEDROOM

3.50m x 4.72m (11' 6" x 15' 6")

## EN SUITE

1.34m x 2.30m (4' 5" x 7' 7")

## BEDROOM 2

2.58m x 3.58m (8' 6" x 11' 9")

## BEDROOM 3

2.14m x 3.24m (7' 0" x 10' 8")

## FAMILY BATHROOM

1.78m x 2.58m (5' 10" x 8' 6")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – B

Tenure – Freehold

Estate management fee -TBC

## DISCLAIMER

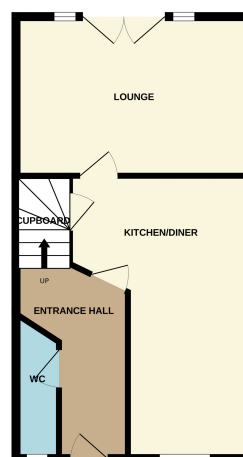
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

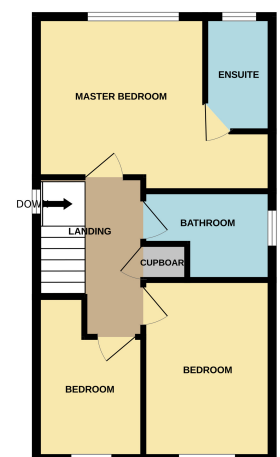
## Offer Procedure

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  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 900 sq.ft. (83.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of actual dimensions, including but not limited to wall thicknesses, are not guaranteed to correspond to any measurements shown on the floorplans. The services, systems and appliances shown herein are not intended to be taken as a guarantee as to their operability or efficiency over time.  
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