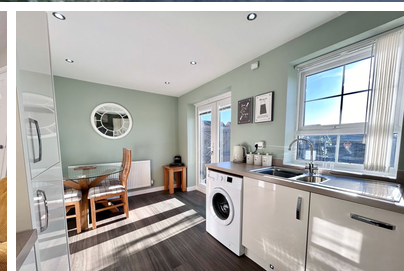
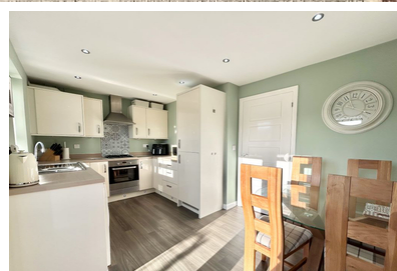


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



## Whitmoore Drive, Doncaster

£210,000

3Keys Property are delighted to present to the open sales market this 3 bedroom semi detached family home with a large detached garage and driveway. Situated on a cul de sac with open aspect views to the rear, the property has a prime position on this very popular development in Auckley, Doncaster. The property is close to local schools, amenities and has great access onto the Great Yorkshire Way to link to the M18/A1 motorway networks, this property must be viewed to be appreciated. Contact 3Keys Property for details 01302 867888.

- SEMI DETACHED FAMILY HOME
- OPEN ASPECT VIEWS TO THE REAR
- KITCHEN / DINER WITH FRENCH DOORS ONTO THE GARDEN
- LOFT BOARDED WITH LADDER & SHELVING FOR STORAGE
- POPULAR AUCKLEY DEVELOPMENT
- 3 BEDROOMS
- LARGE DETACHED GARAGE WITH DRIVEWAY
- DOWNSTAIRS W/C
- CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES WITH EASY ACCESS TO M18 MOTORWAY

## PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this 3 bedroom semi detached family home in Auckley, Doncaster. Situated on a cul de sac with open aspect views to the rear, the property has a prime position on this ever popular development. Accommodation briefly comprises of: Entrance hallway, open plan lounge, fully fitted kitchen/ diner, ground floor W/C, 3 bedrooms, family bathroom with shower over bath and boarded loft with ladder and shelving for storage. Gardens to the front and rear and larger than normal detached garage with driveway. The property is close to local schools, amenities and has great access onto the Great Yorkshire Way to link to the M18/A1 motorway networks.

## GROUND FLOOR

There is an entrance hall to the front of the property which has a high quality Amtico wood effect flooring which is also fitted to the wc. There is a radiator, single pendant light fitting and space for coats and shoes. The wc has a hand basin, wc, single pendant light fitting and radiator. Door leading to open plan lounge from the entrance hallway.

Lounge with front aspect window, light oak effect high quality vinyl tile fitted to floor, under stairs store cupboard, radiator, single pendant light fitting, stairs to first floor accommodation and door to kitchen/ dining room.

The stylish kitchen is fully fitted with high gloss floor and wall units and contrasting worktops. Integrated appliances include an oven and gas hob with extractor hood, dishwasher, fridge, freezer and plumbing for washing machine. French doors open out onto the rear garden and there is a rear aspect window with open aspect view. The kitchen/ dining area has space for a dining table and the floor is fitted with the same wood effect Amtico flooring as the lounge. There is a radiator and spot lighting to this room.

## FIRST FLOOR

Landing with carpet to floor, single pendant light fitting and access to all 3 bedrooms and family bathroom. There is access to the boarded loft via a ladder and the loft has shelving for additional storage, power and lighting.

Bedroom 1 has a rear aspect window with an enviable unobstructed view, carpet to floor, single pendant light fitting and radiator. Bedroom 2 has a front aspect window, carpet to floor, single pendant light fitting and radiator. Bedroom 3 is a really good size for a 3rd bedroom and has a rear aspect window with that amazing view, carpet to floor, single pendant light fitting and radiator.

Front aspect, fully tiled family bathroom which has a white suite comprising of a bath tub with shower over, hand basin and wc. There is a laminate wood effect floor, heated towel rail, led spot lighting and store cupboard which currently houses the dryer making this a great use of space.

## EXTERNAL

You will find this property tucked away in a quiet cul de sac on the outskirts of this popular development. The property has a prime position with open aspect views to the rear making this property stand out from others. In addition to the private rear garden, which is mainly laid to lawn with an extended patio area, this property benefits from a larger than normal detached garage with power and lighting which can fit a standard car and still leave space for storage. The current owners have created storage space which is a real benefit to this property. In addition to the garage is a driveway and front garden which is mainly laid to lawn and access to the rear garden via a secure gate.

This development offers easy access to the M18 motorway and Doncaster City Centre via the Great Yorkshire Way. There are a number of local schools, some of which are in walking distance from this property. Auckley is served well with local amenities and many local walks which give this area a semi rural feel. To view this property, contact 3Keys Property today 01302 867888.

## ENTRANCE HALLWAY

1.06m x 1.88m (3' 6" x 6' 2")

## LOUNGE

4.79m x 4.67m (15' 9" x 15' 4")

## KITCHEN DINER

2.81m x 4.57m (9' 3" x 15' 0")

## GROUND FLOOR W/C

0.85m x 1.88m (2' 9" x 6' 2")

## BEDROOM 1

2.45m x 3.81m (8' 0" x 12' 6")

## BEDROOM 2

2.40m x 3.50m (7' 10" x 11' 6")

## BEDROOM 3

2.00m x 2.91m (6' 7" x 9' 7")

## FAMILY BATHROOM

2.01m x 2.88m (6' 7" x 9' 5")

## LANDING

## GARAGE

3.04m x 6.69m (10' 0" x 21' 11")

## ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – B

Tenure – Freehold

## DISCLAIMER

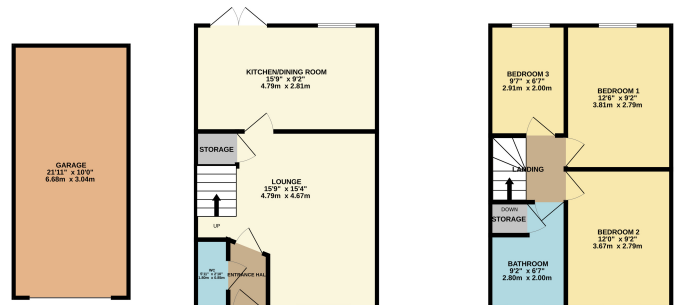
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR:  
604 sq ft (55.7 sq m) approx.

FIRST FLOOR:  
385 sq ft (35.5 sq m) approx.



TOTAL FLOOR AREA: 989 sq ft (91.9 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used in any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee can be given for their operation or efficiency over time.

Mark Webb Estates 02022

