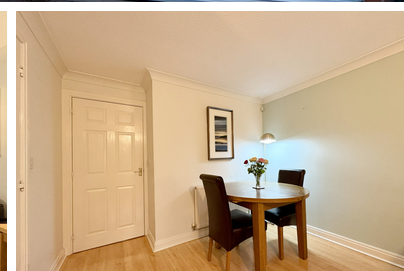
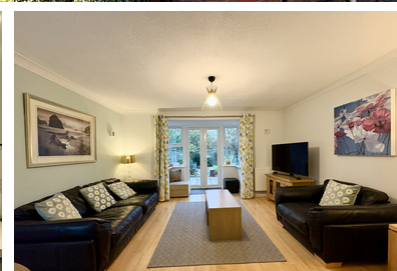
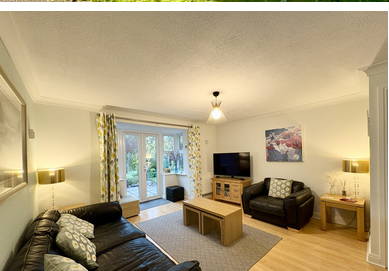


Anson Grove
Auckley
DN9 3QN
01302 867888



Vulcan Mews, Doncaster
£225,000

3Keys Property are delighted to present this beautifully presented three double bedroom semi-detached home to the open market. Tucked away in a quiet private cul-de-sac on a highly sought-after development in Auckley, Doncaster, this stunning property will instantly appeal to first-time buyers, small families, and investors alike. Offering modern living across three spacious floors, a south-facing rear garden, and an integral garage, this home combines style, practicality, and an excellent location. Perfectly positioned close to highly regarded schools, a sixth form college, local amenities, and with superb access to motorway networks, this is a home you can move straight into and enjoy from day one. Contact 3Keys Property for details 01302 867888.

- 3 DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- LOCATED CLOSE TO AMENITIES AND SOUGHT AFTER SCHOOLS
- PRINCIPAL BEDROOM WITH ENSUITE AND WALK IN WARDROBE
- SOUTH FACING GARDEN WITH OPEN ASPECT VIEWS
- DRIVEWAY FOR PARKING 1 CAR
- OFFERED IN GOOD ORDER THROUGHOUT
- REAR ASPECT LOUNGE WITH FRENCH DOORS ONTO GARDEN
- FAMILY BATHROOM WITH SHOWER OVER BATH
- GARAGE WITH UTILITY AREA
- EXCELLENT ACCESS TO MOTORWAY NETWORK

PROPERTY DESCRIPTION

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Ground Floor Accommodation

To the front of the property is an outdoor store area, currently used as a utility space with power supply for a tumble dryer and freezer. Stepping inside, you are welcomed by a bright and inviting hallway giving access to the kitchen, lounge/dining room, WC, and stairs to the first floor.

The hallway features laminate wood-effect flooring, a radiator, and pendant lighting.

The front-aspect kitchen is fitted with modern high-gloss wall and base units, complete with an integrated oven, hob, and extractor hood, and space for a dishwasher and fridge. The kitchen is finished with vinyl flooring, a radiator, and spotlighting.

The lounge/dining room is a wonderful family space, located to the rear of the property. French doors open directly onto the patio and south-facing garden, allowing natural light to flood the room and creating the perfect setting for entertaining or relaxing. An under-stairs cupboard provides ample storage for household items, while the generous space easily accommodates both lounge and dining furniture. The room benefits from two radiators and pendant lighting.

The ground floor WC adds convenience, fitted with a hand basin, vinyl flooring, radiator, and light fitting.

First Floor Accommodation

The first floor is carpeted throughout, with the exception of the bathroom which features a modern vinyl floor. To the front of the property, Bedroom Three is a bright double room with two windows and a radiator, currently used as a dressing room and home office. To the rear, Bedroom Two is another spacious double bedroom with a radiator and pendant light.

The family bathroom is partly tiled and fitted with a white suite including a bath with shower over, hand basin, and WC, complemented by a radiator and spotlights. The landing provides access to both bedrooms, the family bathroom, and stairs leading to the top floor.

Second Floor Accommodation

The principal bedroom occupies the entire top floor and offers a peaceful retreat. It features fitted carpet, a walk-in wardrobe with shelving and hanging rails, and an airing cupboard housing the pressurised tank, offering additional storage.

The en-suite shower room is partly tiled and includes a walk-in shower, WC, hand basin, radiator, spotlights, and a Velux window that brings in plenty of natural light.

External

To the front of the property is an integral garage with power, lighting, and a remote-controlled roller door. Part of the garage has been cleverly adapted for use as a utility area with plumbing for a washing machine and a sink unit. There is a block-paved driveway providing parking for one vehicle and a small lawned garden with established shrubs. The rear garden is south-facing, not overlooked, and beautifully maintained with a patio area, mature shrubs, and a lawn - perfect for enjoying the sunshine and outdoor living.

Set within a popular development in Auckley, this home enjoys close proximity to excellent local schools, Auckley Sixth Form College, the Yorkshire Wildlife Park, and Walkers Garden Nurseries. The location also offers fantastic transport links, with easy access to the M18 motorway via the Great Yorkshire Way link road, making it ideal for commuters. For further details, please contact 3Keys Property 01302 867888.

GROUND FLOOR

LOUNGE/DINING ROOM

4.17m x 5.16m (13' 8" x 16' 11") MAXIMUM MEASUREMENT

KITCHEN

1.93m x 3.07m (6' 4" x 10' 1")

WC

1.03m x 1.62m (3' 5" x 5' 4")



EXTERNAL UTILITY STORE

1.03m x 1.62m (3' 5" x 5' 4")

FIRST FLOOR

BEDROOM 2

2.92m x 4.16m (9' 7" x 13' 8") MAXIMUM MEASUREMENT

BEDROOM 3

2.60m x 4.12m (8' 6" x 13' 6") MAXIMUM MEASUREMENT

BATHROOM

2.07m x 2.18m (6' 9" x 7' 2")

SECOND FLOOR

PRINCIPAL BEDROOM

3.06m x 4.98m (10' 0" x 16' 4")

ENSUITE

2.00m x 2.26m (6' 7" x 7' 5")

WALK IN WARDROBE

1.79m x 1.94m (5' 10" x 6' 4")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – TBC

Tenure – Freehold

Parking - Driveway for 1 car

Garage - Single garage with remote control roller door.

Property 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.

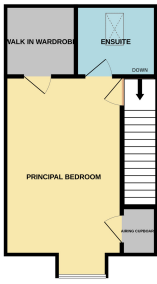
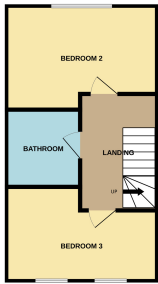
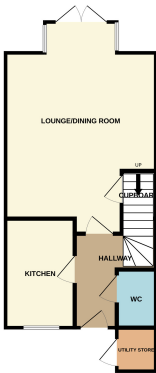
Offer Procedure

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

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (compared to measurements of doors, windows, rooms and any other items) are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The dimensions, fixtures and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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