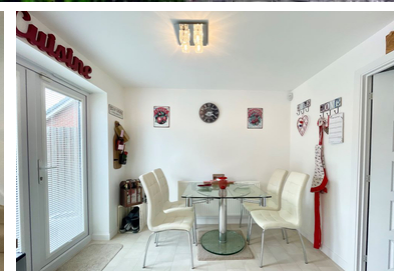


Anson Grove
Auckley
DN9 3QN
01302 867888



Brompton Lane, Doncaster

£225,000

3Keys Property are delighted to present to the open sales market this 3 bedroom semi detached family home with a beautiful, fully enclosed south facing rear garden, integral garage and driveway. Property benefits from upgrades such as fitted wardrobes to 2 bedrooms, fully tiled bathroom and fully boarded loft. Situated 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.

- 3 BEDROOM SEMI DETACHED PROPERTY
- UPGRADES INCLUDE FITTED WARDROBES TO 2 BEDROOMS, BOARDED LOFT WITH LADDER AND FULLY TILED BATHROOM.
- OPEN PLAN FRONT ASPECT LOUNGE
- INTEGRAL GARAGE WITH PARKING
- SOUGHT AFTER DEVELOPMENT CLOSE TO MOTORWAY ACCESS

- WELL PRESENTED THROUGHOUT
- REAR ASPECT FITTED KITCHEN WITH FRENCH DOORS TO PATIO
- FAMILY BATHROOM WITH SHOWER OVER BATH
- BEAUTIFUL REAR GARDEN WITH PATIO
- GREAT LOCATION FOR LOCAL SCHOOLS AND AMENITIES

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this 3 bedroom semi detached family home in Auckley, Doncaster. 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. Beautiful gardens to the front and south facing rear and integral 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 wood effect vinyl flooring which is also fitted to the wc. The wc has a hand basin, wc, single pendant light fitting and radiator. The hall has a radiator, single pendant light fitting and space for coats and shoes. Door leading to open plan lounge from the entrance hallway.

Lounge with front aspect window, carpet 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 off white 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 a vinyl floor covering. There is a radiator and 2 single pendant light fittings 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 power and lighting.

Bedroom 1 has a rear aspect window, fitted wardrobes, carpet to floor, single pendant light fitting and radiator. Bedroom 2 has a front aspect window, fitted wardrobes, 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, 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 vinyl floor covering, heated towel rail, single pendant flush light and store cupboard which offers lots of storage space.

EXTERNAL

This property benefits from a beautiful south facing rear garden, which is mainly laid to lawn with an extended patio area and flower and shrub borders. There is access to the integral garage which has an up and over door and power and lighting. In addition to the garage is a driveway and front garden which is mainly laid with decorative slate and shrubs giving a lovely welcome to visitors.

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 HALL

GROUND FLOOR WC

LOUNGE

3.66m x 4.77m (12' 0" x 15' 8")

KITCHEN/DINING ROOM

2.55m x 4.56m (8' 4" x 15' 0")

BEDROOM 1

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

BEDROOM 2

2.45m x 3.52m (8' 0" x 11' 7")

BEDROOM 3

2.04m x 2.86m (6' 8" x 9' 5")

BATHROOM

2.02m x 2.85m (6' 8" x 9' 4") 2.02m x 1.87m (6' 8" x 6' 2")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – B

Tenure – Freehold

DISCLAIMER

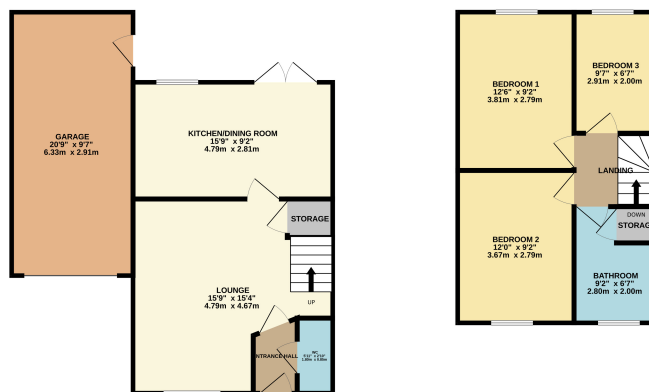
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Offer Procedure

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

GROUND FLOOR
584 sq ft (54.2 sq m.) approx.

1ST FLOOR
385 sq ft (35.8 sq m.) approx.



TOTAL FLOOR AREA: 969 sq ft (90.0 sq m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of sites, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchase. The prices, areas and specifications shown here are not intended and no guarantee as to their accuracy or otherwise can be given.
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