

Anson Grove
Auckley
DN9 3QN
01302 867888



Foxglove Drive, Doncaster

£178,000

3Keys Property are delighted to present to the open sales market this 2 bedroom semi detached property in Auckley, Doncaster. Located in a quiet cul de sac on this highly sought after development, this open plan modern home would suit a first time buyer or someone looking to downsize. Briefly comprises of: kitchen/diner, lounge and ground floor W/C, 2 double bedrooms and family bathroom. Benefitting from 2 parking spaces and a secure rear garden, the property must be viewed to be appreciated. Contact 3Keys Property for details 01302 867888

- 2 BEDROOM SEMI-DETACHED
- NHBC WARRENTY IN PLACE
- PARKING FOR 2 CARS
- CLOSE TO LOCAL AMENITIES
- SECURE REAR GARDEN

- MODERN THROUGHOUT
- OPEN PLAN LIVING
- 2 DOUBLE BEDROOMS
- WALKING DISTANCE TO HIGHLY SOUGHT AFTER SCHOOLS AND 6th FORM COLLEGE
- MUST BE VIEWED

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this 2 bedroom semi detached property in Auckley, Doncaster. Situated in a quiet cul de sac on this highly sought after development, this open plan modern home would suit a first time buyer or someone looking to downsize. Briefly comprises of: kitchen/diner, lounge and ground floor W/C, 2 double bedrooms and family bathroom. Located within walking distance to local amenities including cafes, convenience stores, schools and Yorkshire wildlife Park. Superb access to the Great Yorkshire Way, opening up the M18/A1 Motorway networks. The property must be viewed to be appreciated.

GROUND FLOOR

This modern property offers open plan living with a modern kitchen to the front of the property leading to the lounge, with bi folding doors onto the garden. A stylish kitchen with mix of wall and base units benefits from an integrated fridge/freezer, microwave, oven, hob and extractor fan. There is plumbing for a washing machine and space for a dining table. A front facing window lets light into the kitchen and is finished with a central heating radiator and pendant light fitting. A rear facing lounge offers a space to relax and the bi folding doors allows this to connect to the outside in the warmer months. Storage cupboard, central heating radiator and single pendant light fitting. The property has a ground floor, partially tiled W/C and hand basin with front aspect obscure glass window, central heating radiator and pendant light fitting. Laminate flooring is laid throughout the ground floor providing a stylish, seamless look.

FIRST FLOOR

Stairs lead to the first floor landing space with side aspect window. There are 2 double bedrooms, a rear aspect bedroom with pendant light fitting and central heating radiator. The front aspect double bedroom with 2 windows benefits from a storage cupboard and is finished with a pendant light fitting and central heating radiator. Carpet fitted to the stairs, landing and the 2 bedrooms. A modern, partially tiled family bathroom offers a bathtub with over head shower, hand basin and W/C. Finished with wood effect flooring, single pendant light fitting and central heating radiator.

EXTERNAL

Located at the end of a quiet cul de sac, the property benefits from 2 side by side parking spaces. A side access gate leads to the rear garden with secure fence boundary, patio area and lawn.

KITCHEN/DINER

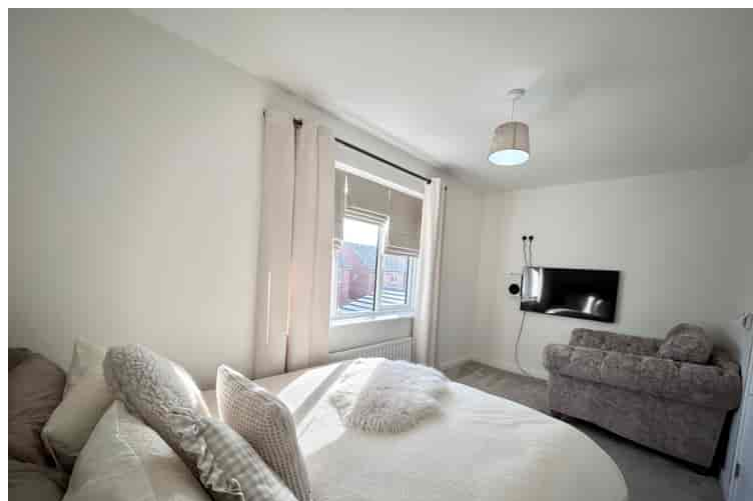
3.09m x 4.05m (10' 2" x 13' 3")

LOUNGE

4.42m x 2.79m (14' 6" x 9' 2")

W/C

2.29m x 1.32m (7' 6" x 4' 4")



BEDROOM 1

4.38m x 2.52m (14' 4" x 8' 3")

BEDROOM 2

4.38m x 2.76m (14' 4" x 9' 1")

FAMILY BATHROOM

2.01m x 2.07m (6' 7" x 6' 9")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – B

Tenure – Freehold

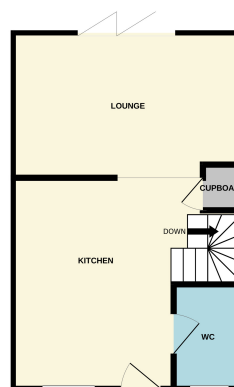
DISCLAIMER

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.

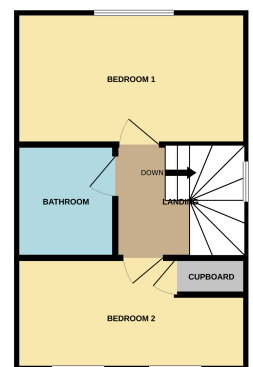
Offer Procedure

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan (including floor, measurements of areas, volumes, etc.) this is only a guide and not a contract. It is the responsibility of the buyer to verify the accuracy of the information. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The service, content and appearance of the plan are not intended and no guarantee as to their accuracy or efficiency can be given.
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