

Anson Grove  
Auckley  
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## Pool Drive, Doncaster

£369,950

3Keys Property are delighted to present to the open sales market, this well presented 3 bedroom detached bungalow in Bessacarr, Doncaster. Situated on a quiet cul de sac, this property is ready to move into. Briefly comprising of: entrance hallway, lounge, kitchen, dining room, conservatory, principle bedroom with en suite and 2 further bedrooms, family bathroom and double garage. The rear garden is low maintenance with artificial grass and the property sits on a substantial plot. A short drive from the Great Yorkshire Way with access to the M18/A1 motorway networks. Offered with **NO ONWARD CHAIN** and viewings are available by calling 01302 867888.

- **DETACHED BUNGALOW**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **DOUBLE GARAGE WITH PARKING FOR 2 CARS**
- **3 RECEPTION ROOMS**
- **POPULAR BESSACARR**

- **3 BEDROOMS**
- **LOW MAINTENANCE REAR GARDEN**
- **MODERN KITCHEN**
- **WELL PRESENTED THROUGHOUT**
- **NO ONWARD CHAIN**

**HALLWAY**

**LOUNGE**

5.44m x 3.76m (17' 10" x 12' 4")

**DINING ROOM**

3.65m x 2.88m (12' 0" x 9' 5")

**CONSERVATORY**

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

**KITCHEN**

3.96m x 2.92m (13' 0" x 9' 7")

**PRINCIPLE BEDROOM**

3.96m x 3.27m (13' 0" x 10' 9")

**BEDROOM 2**

2.78m x 3.20m (9' 1" x 10' 6") REDUCING TO 3.64m x 3.20m (11' 11" x 10' 6")

**BEDROOM 3**

2.81m x 2.53m (9' 3" x 8' 4")

**DOUBLE GARAGE**

5.25m x 5.82m (17' 3" x 19' 1")

**PROPERTY DISCLAIMER**

Council Tax Band – D

EPC rating – TBC

Tenure – Freehold

Boiler - Conventional - located in the kitchen and tank in the bathroom

Loft - Partially boarded with ladder and light

Garage - lighting and power. Plumbing for washing machine

Security - house alarm

**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, you must provide the following details:



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 be used as a guide only for prospective purchase. The services, fixtures and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given. Made with Winplan 2002