

**3 Bedroom(s), Semi-Detached House, Freehold**

**Merlin Drive, Auckley, Doncaster.**



- No Chain
- Three Bedroom Semi Detached Family Home
- W/C
- Contemporary Family Bathroom
- Rear Enclosed Garden

- 3D Virtual Tour Available
- Kitchen Diner
- En Suite to Master
- Spacious Driveway
- Modern Estate with Local Amenities, Schools and Transport Links

**£225,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

Charming 3 bed semi-detached home with a bright and airy open-plan layout which flows seamlessly through the ground floor, creating a welcoming space for relaxing or entertaining. The true jewel of this property is its sun-soaked, south-facing garden - perfect for summer barbecues, children's play, or simply unwinding in the sunshine.

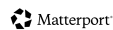
## Ground Floor

### Floor Plan



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1: 37.5 sqm, FLOOR 2: 37.5 sqm  
ENCLOSURE AREA: 141.0 sqm, GARDEN: 22.8 sqm  
TOTAL: 75.8 sqm  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



## Kitchen Diner



## Lounge





W/C



First Floor

Floor Plan



FLOOR 2

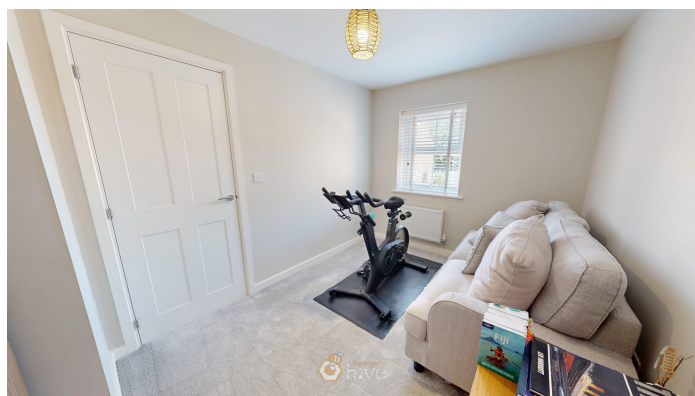
GROSS INTERNAL AREA  
FLOOR 1: 37.5 m<sup>2</sup> FLOOR 2: 37.5 m<sup>2</sup>  
ENCLOSURE AREA: 16.0 m<sup>2</sup> VERANDA: 12.8 m<sup>2</sup>  
TOTAL: 66.8 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Master Bedroom En Suite



Bedroom





## Bedroom



## Bathroom



## Externals

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - Yes

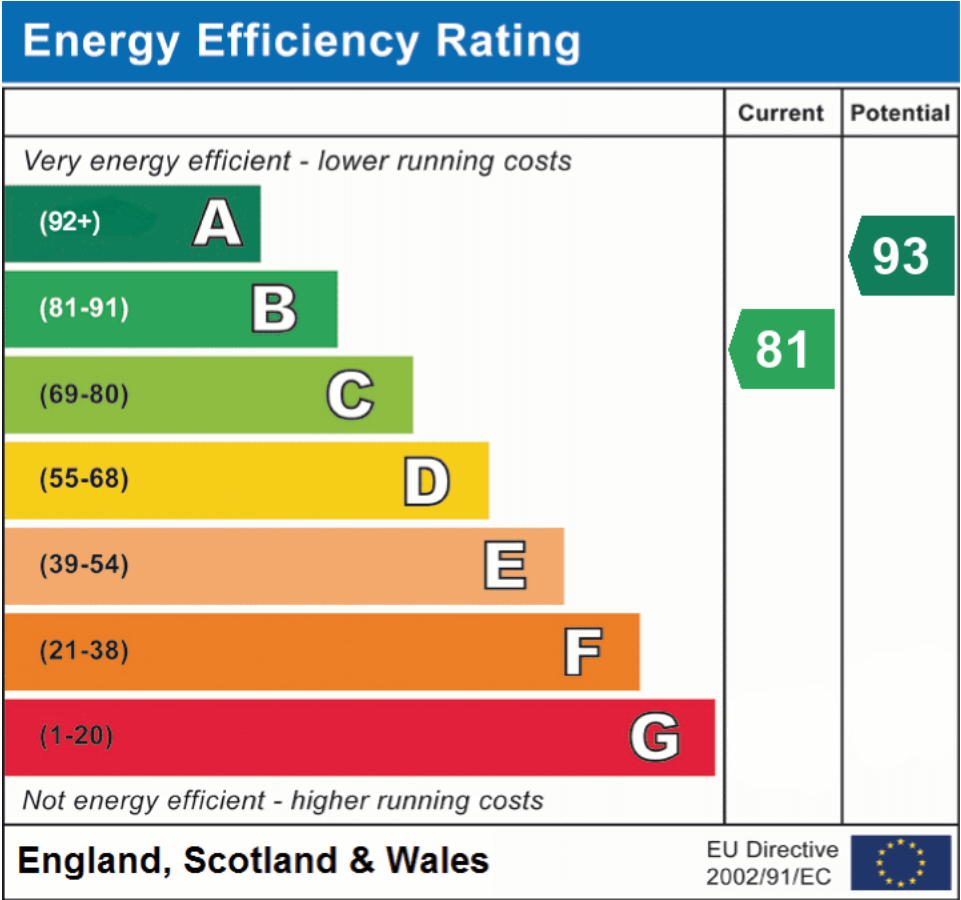
Loft Insulation - Yes

Loft Boarded out - Yes

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.