

Anson Grove  
Auckley  
DN9 3QN  
01302 867888



Main Street, Doncaster

£255,000

3Keys Property are delighted to offer this 2 bedroom detached bungalow to the open sales market. Situated in the highly sought after village on Auckley, Doncaster with many local amenities close by as well as local transport links. The bungalow is offered in good condition and would benefit from a new bathroom and decor updating. Detached garage and parking for up to 3 cars makes this the perfect bungalow for someone downsizing. Contact 3Keys Property for details 01302 867888.

- 2 DOUBLE BEDROOM DETACHED BUNGALOW
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- FRONT ASPECT LOUNGE
- GARDEN TO THE FRONT AND REAR
- EASY ACCESS TO THE MOTORWAY NETWORK
- AUCKLEY MAIN VILLAGE LOCATION
- MODERN FITTED KITCHEN
- FULLY BOARDED LOFT WITH LADDER AND LIGHT
- DETACHED GARAGE AND DRIVEWAY FOR 3 CARS
- LOCAL AMENITIES AND TRANSPORT LINKS CLOSE BY

## PROPERTY DESCRIPTION

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Accommodation comprises of entrance hall, lounge, kitchen, 2 double bedrooms and family bathroom.

Situated off Main Street, Auckley, the bungalow is set back from the road with a beautiful, well maintained front garden, full of mature flower and shrubs and a manicured lawn. There is a driveway with parking for up to 3 cars which gives access to the rear garden. The front path leads you to the front entrance.

Entrance hall gives access to all rooms, has carpet fitted to floor, radiator and single pendant light fitting.

The lounge is front aspect with carpet, radiator, single pendant light fitting and radiator.

The kitchen is situated to the rear of the property and has Shaker style fitted floor and wall units with contrasting work tops, integrated oven, grill, 5 ring gas hob, extractor hood, fridge and freezer. Plumbing for washing machine and sink with mixer tap and drainer. Rear aspect window, side aspect door to garden, carpet to floor, spotlighting and radiator.

The bathroom is fully tiled with a sage green suite comprising of bathtub, hand basin and wc. Single pendant light fitting, radiator, rear aspect and cupboard.

Bedroom 1 is rear aspect with carpet to floor, radiator and single pendant light fitting. Bedroom 2 is also a double with front aspect window, carpet to floor, radiator and single pendant light fitting.

## EXTERNAL

Front garden is well maintained with grass lawn and well stocked borders full of mature shrubs and flowers. The driveway leads to the rear garden which is mainly laid to lawn with shrub borders and patio area. There is a shed and greenhouse that will be included in the sale.

Although the property is offered in good order, it would benefit from an update to the bathroom and general decoration. The windows, soffits and fascias were replaced between 10 and 15 years ago and the kitchen was replaced 10 years ago. The garage roof was refeeted in 2015.

## HALLWAY

## LOUNGE

3.80m x 4.34m (12' 6" x 14' 3")

## KITCHEN

3.05m x 3.46m (10' 0" x 11' 4")

## BEDROOM 1

3.35m x 3.48m (11' 0" x 11' 5")

## BEDROOM 2

3.48m x 3.22m (11' 5" x 10' 7")

## BATHROOM

2.07m x 2.36m (6' 9" x 7' 9")

## ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – D

Tenure – Freehold

Parking - Driveway for up to 3 cars

Garage - Detached, up and over door & pedestrian door into garden, power and lighting, up and over door.

Loft - Fully boarded, with light and ladder.

Boiler - Combi boiler installed in January 2012 approximately.

Improvements - All windows, soffits and fascias replaced over the last 10 -15 years. Kitchen replaced 10 years ago.

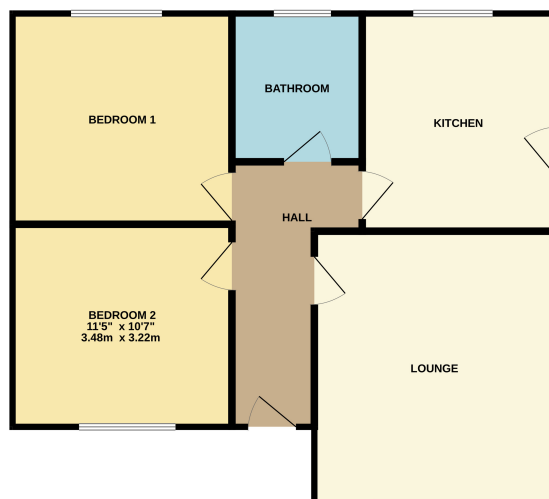
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## Offer Procedure

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 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



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