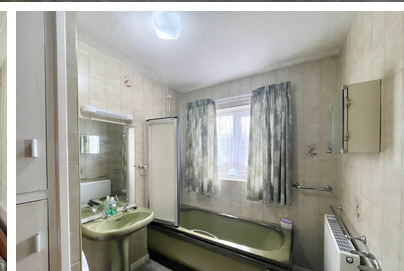


**Anson Grove
Auckley
DN9 3QN
01302 867888**



Main Street, Doncaster
£245,000

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

3Keys Property are delighted to offer this 2 bedroom detached bungalow to the open sales market. Situated in the highly sought after village on Auckland, 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.

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

Situated off Main Street, Auckland, 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 refeleted 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.

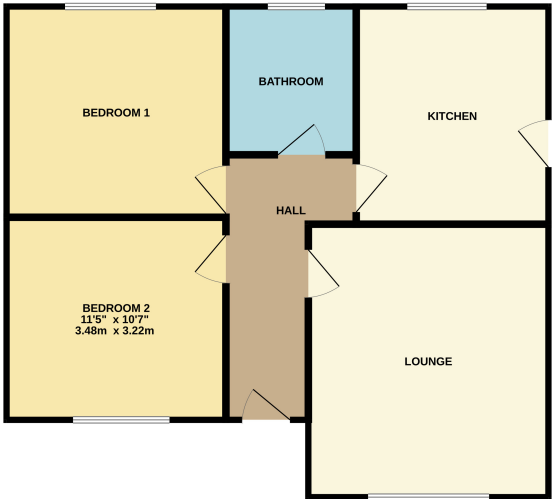
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information 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 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee as to their quality or efficiency can be given.
Mark with reference: 00000