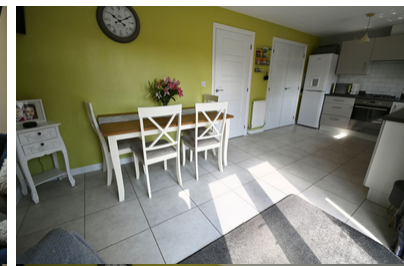


Anson Grove
Auckley
DN9 3QN
01302 867888



Brompton Lane, Doncaster

£275,000

3Keys Property are proud to present this 3 bedroom detached family home to the open sales market. Situated at the end of Brompton Lane in Auckley, Doncaster, this property benefits from a larger than average rear garden and a long driveway for 2/3 cars. Located close to highly sought after schools and 6th form college, this property is the perfect choice for families. This popular development offers easy access to the Great Yorkshire Way, link road to the M18 motorway and Doncaster City Centre. To view, contact 3Keys Property 01302 867888.

- 3 BEDROOM DETACHED FAMILY HOME
- GOOD CONDITION THROUGHOUT
- SPACIOUS LOUNGE WITH BAY WINDOW
- DETACHED GARAGE AND DRIVEWAY FOR 2/3 CARS
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE
- NO ONWARD CHAIN
- SPACIOUS KITCHEN / DINING AREA WITH UTILITY
- MASTER BEDROOM WITH BUILT IN WARDROBES AND ENSUITE
- GOOD SIZE REAR GARDEN WITH PATIO
- EASY ACCESS TO CITY CENTRE & MOTORWAY NETWORK

ENTRANCE HALL

Carpet, store cupboard, single pendant light fitting and radiator.

LOUNGE

4.04m x 5.02m (13' 3" x 16' 6") Front aspect large bay window, carpet, single pendant light fitting and 2 radiators.

KITCHEN/DINING ROOM

6.150m x 2.80m (20' 2" x 9' 2") Rear aspect window and French doors, fully fitted floor and wall units with coordinated work tops, plumbing for dishwasher, integrated oven, hob, extractor hood, fridge and freezer. Single pendant light fittings x2, and 2 radiators. The floor is tiled and there is access to the utility cupboard which has plumbing for washing machine and dryer.

WC

.87m x 1.64m (2' 10" x 5' 5") Side aspect window with obscure glass, wc, hand basin and tiled floor. Single pendant light fitting and radiator.

LANDING

Side aspect window, double doors to large store cupboard, airing cupboard, carpet to floor, single pendant light fitting and access to loft.

MASTER BEDROOM

3.765m x 3.140m (12' 4" x 10' 4") Front aspect window, 2 double fitted wardrobes, carpet to floor, single pendant light fitting and radiator.

EN SUITE

2.31m x 1.21m (7' 7" x 4' 0") Walk-in shower, wc, hand basin, side aspect window, radiator, Amtico tiled flooring and single pendant light fitting.

BEDROOM 2

3.30m x 2.850m (10' 10" x 9' 4") Rear aspect window, carpet to floor, single pendant light fitting and radiator.

BEDROOM 3

2.86m x 2.763m (9' 5" x 9' 1") Rear aspect window, carpet to floor, single pendant light fitting and radiator.

BATHROOM

2.298m x 1.90m (7' 6" x 6' 3") White suite comprising bath tub with mixer tap and shower hose, wc and handbasin, front aspect obscure glass window, radiator, single pendant light fitting and Amtico tiled flooring.

EXTERNAL

Situated at the end of Brompton Lane, this property benefits from a larger than average rear garden which is mainly laid to lawn with shrub borders and a patio which leads into the kitchen/dining room. There is a neat play area tucked behind the detached garage with a bark surface and access to the front of the property via the driveway, and additional storage area down the other side of the property. To the front is a long driveway for 2/3 cars and the garden is mainly laid to lawn with planters full of perennial flowers. Located close to highly sought after schools and 6th form college, make this property the perfect choice for families. This development offers easy access to the Great Yorkshire Way, link road to the M18 motorway and Doncaster City Centre.

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – C

Tenure – Freehold

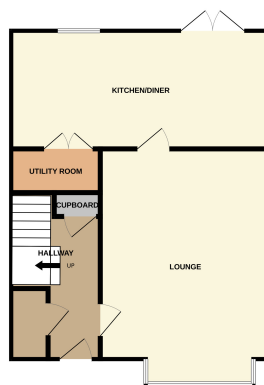
DISCLAIMER

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.

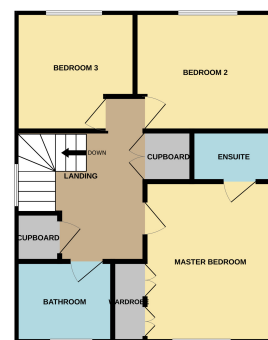
Offer Procedure

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
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



3 BEDROOM DETACHED

TOTAL FLOOR AREA: 1052 sq.ft. (97.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should be used as a guide to any prospective purchaser. The details, layout and position of fixtures are not intended to be a guarantee as to their quality or efficiency for the goods.
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