

Anson Grove
Auckley
DN9 3QN
01302 867888



Sycamore Drive, Doncaster

£135,000

3Keys Property are excited to offer this 2 bedroom mid terrace family home to the open market with **NO ONWARD CHAIN**. Situated in Auckley, Doncaster, this property is located close to local schools and offers excellent access to the motorway network. In good order throughout with parking to the front and fully enclosed rear garden, do not miss the opportunity to view this super family home. Contact 3Keys Property 01302 867888.

- 2 DOUBLE BEDROOM MID TERRACE PROPERTY
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- FITTED KITCHEN/DINING ROOM
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- OFF STREET PARKING

- OFFERED IN GOOD ORDER THROUGHOUT
- PERFECT HOME FOR FTB OR SMALL FAMILY
- PORCH ENTRANCE AND HALLWAY
- GOOD SIZE REAR GARDEN WITH PATIO
- IDEAL LOCATION FOR SCHOOLS AND MOTORWAY ACCESS

PROPERTY DESCRIPTION

3Keys Property are excited to offer this 2 bedroom mid terrace family home to the open sales market with NO ONWARD CHAIN. Situated in Auckley, Doncaster, this property is located close to local schools and offers excellent access to the motorway network. In good order throughout, a new combi boiler fitted in 2019, parking to the front and fully enclosed rear garden. Do not miss the opportunity to view this super family home.

GROUND FLOOR

To the front of the property is a good size porch with wood effect laminate floor which runs throughout the ground floor. There is a single pendant light fitting side aspect window and radiator.

The hallway gives access to the lounge and kitchen/diner with single pendant light fitting and radiator.

The lounge is double aspect with windows to the front and rear. There is a feature breast wall, 2 single pendant light fittings and radiator.

A fully fitted kitchen with floor and wall units, contrasting worktops, integrated appliances including oven, hob and extractor fan. There is plumbing for the washing machine, store cupboard under stairs and a window to the rear with access door to the garden. The dining area has a window to the front with single pendant light fitting and radiator.

FIRST FLOOR

Bedroom 1 has double aspect windows to the front and rear and fitted wardrobes, carpet to floor, single pendant light fitting and radiator. Bedroom 2 is a double bedroom with front aspect window and fitted wardrobes, carpet to floor, single pendant light fitting and radiator.

The fully tiled family bathroom has a white suite with bath tub and shower over, hand basin and wc. There is a radiator, vinyl covering to floor and rear aspect window.

EXTERNAL

To the front of the property is a driveway and garden which is landscaped with decorative stone and shrubs. To the rear, the garden is fully enclosed with access gate to the communal car parking area behind the property. There is a large patio area, decking area and grass lawn. A garden shed provides additional storage.

Auckley is a village in Doncaster with highly sought after schools and 6th form college. There is excellent access to the motorway network and the property is well located for local amenities and transport links. To view, contact 3Keys Property 01302 867888.

PORCH

1.84m x 1.48m (6' 0" x 4' 10")

ENTRANCE HALL

LOUNGE

3.05m x 5.39m (10' 0" x 17' 8")

KITCHEN

4.19m x 3.35m (13' 9" x 11' 0") MAX MEASUREMENTS

DINING ROOM

4.64m x 2.27m (15' 3" x 7' 5")

BEDROOM 1

3.04m x 4.64m (10' 0" x 15' 3")

BEDROOM 2

3.26m x 2.87m (10' 8" x 9' 5") MAX MEASUREMENTS

BATHROOM

1.67m x 2.33m (5' 6" x 7' 8")

LANDING

ADDITIONAL INFORMATION

Council Tax Band – A

EPC rating – TBC

Tenure – Freehold

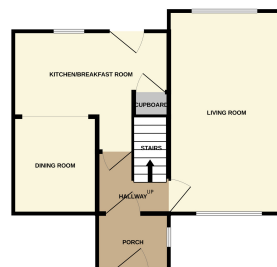
DISCLAIMER

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 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.

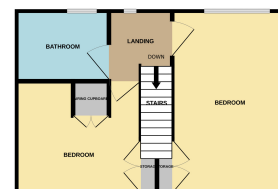
Offer Procedure

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



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of plans, 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 such by any prospective purchaser. The ground, structure and equipment shown have not been inspected or guaranteed by the Vendor. Measurements are given to the nearest millimetre.
Made with Metaphor 02024

