

Anson Grove
Auckley
DN9 3QN
01302 867888



Archer Drive, Doncaster

£235,000

3Keys Property are delighted to offer for sale this immaculate 3 bedroom semi detached property, tucked away on a large, corner plot in this quiet cul de sac in Finningley, Doncaster. The property is offered with no onward chain and is the perfect choice for a FTB, someone downsizing or small family. The property has gardens to the front, side and rear and parking for 2 cars. To view, contact 3Keys Property today 01302 867888.

- 3 BEDROOM SEMI DETACHED PROPERTY
- LARGE CORNER PLOT NOT OVERLOOKED
- WELL PRESENTED THROUGHOUT
- REAR ASPECT LOUNGE WITH FRENCH DOORS ONTO GARDEN
- BLOCK PAVED DRIVEWAY FOR 2 CARS

- FINNINGLEY VILLAGE LOCATION
- OFFERED WITH NO ONWARD CHAIN AND VACANT POSSESSION
- FAMILY BATHROOM WITH SHOWER OVER BATH
- FITTED KITCHEN/DINING ROOM
- GOOD SIZE REAR GARDEN WITH LARGE DECKING AREA

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this immaculate 3 bedroom semi detached property, tucked away on a large, corner plot in this quiet cul de sac in Finningley, Doncaster. The property is offered with no onward chain and is the perfect property for a FTB or small family. With gardens to the front, side and rear and parking for 2 cars.

Accommodation briefly comprises of a spacious entrance hall, fully fitted kitchen/dining room, lounge with French doors onto garden, ground floor wc, landing with access to loft, 3 bedrooms and family bathroom.

GROUND FLOOR

There is a spacious entrance hall to the front of the property which has a beautiful white tiled floor, storage cupboard which houses the combi boiler and has room for shoes and coats, radiator and single pendant light fitting. The hallway gives access to the lounge, WC, kitchen/dining room and stairs to the first floor accommodation. The WC is part tiled and has a hand basin, spot lighting, vinyl floor covering and radiator.

Lounge with rear aspect French doors leading onto decking area, carpet fitted to floor, 2 x radiator and single pendant light fitting.

The stylish kitchen is fully fitted with modern high gloss floor and wall units and contrasting worktops. Integrated appliances include an oven and gas hob with extractor hood, dishwasher, fridge, freezer and washing machine. There is a front aspect window and dining area with space for a dining table. The floor has white tiles which match the hallway creating a seamless flow. There is a radiator, single pendant light fitting and spot lighting.

FIRST FLOOR

Landing with carpet to floor, spot lighting, 2 store cupboards and access to all 3 bedrooms and family bathroom. There is also access to the loft.

Bedroom 1 has a rear aspect window, carpet to floor, spot lighting and radiator. Bedroom 2 has a front aspect window, carpet to floor, spot lights and radiator. Bedroom 3 has a rear aspect window, carpet to floor, spot lights and radiator.

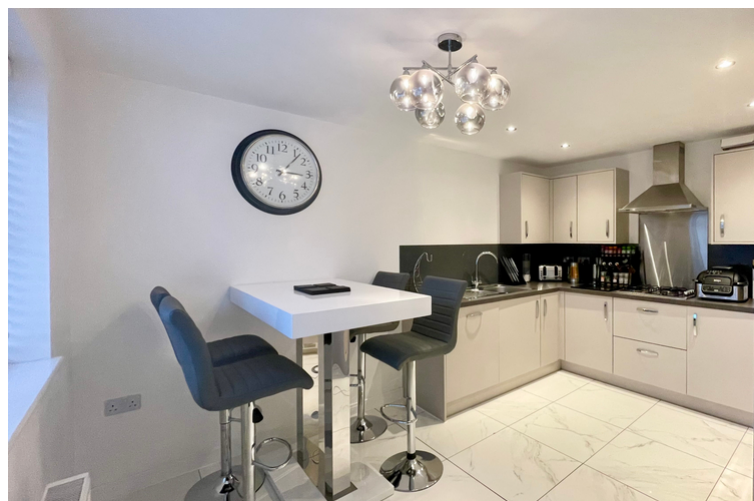
Front aspect, part tiled family bathroom which has a white suite comprising of a bath tub with shower over, hand basin and wc. There is vinyl floor covering, heated towel rail and spot lights.

EXTERNAL

This property benefits from a large rear garden due to being on a corner plot. The garden is mainly laid to lawn and not over looked, with an extended decking area and shrub borders. To the front of the property is a block paved driveway and front garden which is mainly laid with decorative slate and shrubs giving a lovely welcome to visitors. There is access from the front to the rear via a secure gate.

This development offers easy access to the M18 motorway and Doncaster City Centre via the Great Yorkshire Way. Situated in the heart of Finningley, Doncaster, there are many local walks, village pond and some great local pubs which give this village a semi rural feel. The village is also supported by local transport links and has a post office, convenience store, primary school and the beautiful St Oswald's CofE Church. To view this property, contact 3Keys Property today 01302 867888.

HALLWAY



LOUNGE

5.13m x 3.53m (16' 10" x 11' 7")

KITCHEN/DINING ROOM

3.01m x 4.15m (9' 11" x 13' 7")

GROUND FLOOR WC

BEDROOM 1

2.69m x 4.07m (8' 10" x 13' 4")

BEDROOM 2

3.03m x 3.66m (9' 11" x 12' 0")

BEDROOM 3

2.36m x 2.24m (7' 9" x 7' 4")

BATHROOM

2m x 1.69m (6' 7" x 5' 7")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – B

Tenure – Freehold

Parking – 2 car parking spaces

Boiler - Combi boiler installed in 2018

Loft - No ladder and not boarded.

DISCLAIMER

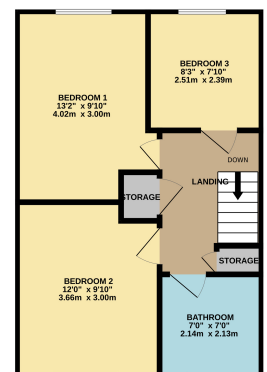
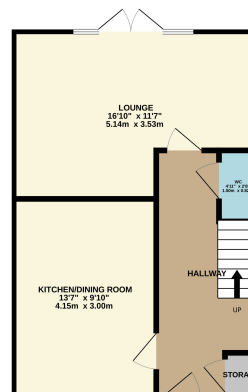
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Offer Procedure

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

GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 851 sq.ft. (79.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the Statistics contained herein, measurements of areas, volumes, rooms and any other items are approximate and not responsible to claim for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and equipment shown have not been tested and no guarantee is to their operability or efficiency can be given.
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