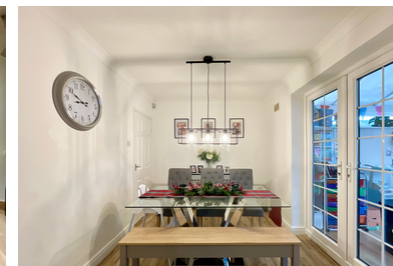
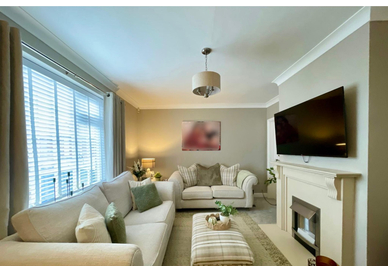


Anson Grove
Auckley
DN9 3QN
01302 867888



Fir Tree Avenue, Doncaster

£215,000

3Keys Property are delighted to offer this beautiful, 4 bedroom semi detached family home to the open sales market. Situated in Auckley, Doncaster, the property is offered in 'ready to move into condition' with a stunning kitchen/dining room and 2 further reception rooms which include a large heated conservatory. The attic has been converted to a 4th bedroom with ensuite bathroom, and the 1st floor has 3 really good size bedrooms with a family bathroom with bath tub with shower over. With a large rear garden, parking for 2 cars plus parking permit for a further 2 cars on street and situated within a short walk of highly sought after schools, this property is the perfect choice for a family. Contact 3Keys Property for details 01302 867888.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- STUNNING KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES.
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- 2ND FLOOR WITH DOUBLE BEDROOM AND ENSUITE BATHROOM
- DRIVEWAY WITH PARKING FOR 2 CARS AND PARKING PERMITS FOR 2 CARS.

- FRONT ASPECT LOUNGE
- LARGE CONSERVATORY CURRENTLY USED AS PLAYROOM
- LARGE PRINCIPLE BEDROOM WITH BUILT IN CUPBOARDS
- REAR SECURE GARDEN WITH PATIO, DECKING AND GRASS LAWN.
- WALKING DISTANCE TO SOUGHT AFTER PRIMARY, SECONDARY SCHOOLS AND 6TH FORM COLLEGE

PROPERTY DESCRIPTION

3Keys Property are delighted to offer this beautiful, 4 bedroom semi detached family home to the open sales market. Situated in Auckley, Doncaster, the property is offered in 'ready to move into condition' with a stunning kitchen/dining room and 2 further reception rooms which includes a large heated conservatory. The attic has been converted to a 4th bedroom with ensuite bathroom, and the 1st floor has 3 really good size bedrooms with a family bathroom with bath tub and shower over. With a large rear garden, parking for 2 cars plus permit for a further 2 cars on street and situated within a short walk of highly sought after schools, this property is the perfect choice for a family.

GROUND FLOOR

The hallway gives access to the lounge, kitchen/dining room room and stairs to the first floor. Floor is fitted with vinyl covering, there are 2 single pendant light fittings, 2 storage cupboards, front aspect window and radiator.

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

The stunning kitchen/dining room is fully fitted with floor and wall units and contrasting worktops, integrated appliances including oven, induction hob, extractor fan, fridge, freezer, dish washer and washing machine. Rear aspect window and rear aspect French doors into the conservatory. There is vinyl floor covering, radiator, spot lighting and single pendant designer light fitting over the dining table.

The large conservatory has a wood effect laminate floor with sing pendant wall lings, radiator and French doors onto the garden.

FIRST FLOOR

The landing gives access to 3 bedrooms and the family bathroom, has carpet to floor, single pendant light fitting and stairs to the 2nd floor.

Bedroom 1 is front aspect with built it wardrobe, carpet to floor, single pendant light fitting and radiator. Bedroom 2 is a double bedroom with rear aspect window, built in wardrobe, carpet to floor, single pendant light fitting and radiator. The 3rd bedroom is a good size single bedroom with front aspect window, radiator, cupboard and carpet to floor.

The modern fully tiled family bathroom has a white suite with bath tub and shower over, hand basin and wc. Radiator, tiled floor, single pendant light fitting and 2 rear aspect windows.

SECOND FLOOR

The landing is fitted with carpet and has a single pendant light fitting.

the 4th bedroom has 3 Velux style window, radiator, spot lighting, radiator and carpet fitted to floor. The ensuite bathroom has a walk in shower, wc and hand basin. There is a velux style window and tiled floor.

EXTERNAL

To the front of the property is a block paved driveway providing parking for 2 cars and shrub borders. The rear garden is fully enclosed with side access gate. There is a large patio and decking area is mainly laid to lawn. A garden shed provides additional storage. In addition to the driveway parking, the property has 2 parking permits for on street parking.

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.

ENTRANCE HALL

LOUNGE

4.60m x 3.48m (15' 1" x 11' 5")

KITCHEN/DINING ROOM

2.55m x 6.72m (8' 4" x 22' 1")

CONSERVATORY

2.44m x 5.41m (8' 0" x 17' 9") Reducing to 2.93m x 4.73m (9' 7" x 15' 6")

LANDING

PRINCIPLE BEDROOM

3.35m x 4.64m (11' 0" x 15' 3") INCLUDING WARDROBES

BEDROOM 2

2.50m x 3.64m (8' 2" x 11' 11") NOT INCLUDING WARDROBES

BATHROOM

1.60m x 2.94m (5' 3" x 9' 8")

BEDROOM 3

2.13m x 2.44m (7' 0" x 8' 0")

2ND FLOOR LANDING

4TH BEDROOM

4.03m x 4m (13' 3" x 13' 1") MIN MEASUREMENT

ENSUITE

1.45m x 4.03m (4' 9" x 13' 3")

ADDITIONAL INFORMATION

TENURE: FREEHOLD

EPC: C

COUNCIL TAX BAND: B

BOILER: COMBI BOILER FITTED IN 2022

PARKING: DRIVEWAY FOR TWO CARS AND ON STREET PARKING PERMIT FOR 2 CARS.

ATTIC CONVERSION: VENDOR HAS ADVISED 3KEYS PROPERTY THAT THEY HAVE THE RELEVANT PLANNING PERMISSION AND BUILDING REGULATIONS FOR THE ATTIC CONVERSION. WE HAVE NOT YET SEEN EVIDENCE OF THIS.

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.

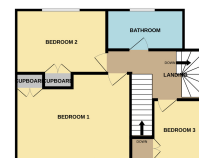
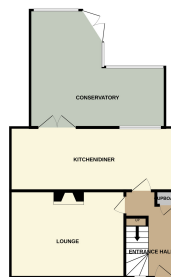
Offer Procedure

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

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.

2ND FLOOR
393 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1425 sq.ft. (132.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of items, 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, address and description shown have not been inspected or guaranteed by the Vendor. We hereby disclaim any liability.
Made with Metagon 02024

