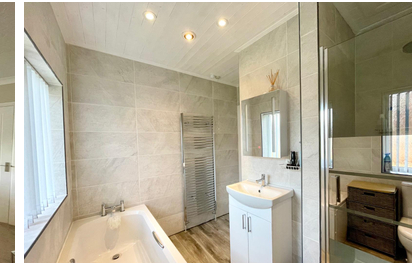


Anson Grove
Auckley
DN9 3QN
01302 867888



Main Street, Doncaster

£295,000

3Keys Property are excited to offer this spacious, fully refurbished 2 double bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Auckley, Doncaster, this property benefits from wrap around gardens, a driveway for 4 cars and an integral garage. To view this immaculate Bungalow, contact 3Keys Property today 01302 867888.

- FULLY REFURBISHED 2 DOUBLE BEDROOM DETACHED BUNGALOW
- HIGHLY SOUGHT AFTER LOCATION WITH EXCELLENT ACCESS TO MOTORWAY NETWORK
- OPEN PLAN KITCHEN/DINING ROOM WITH FRENCH DOORS ONTO THE GARDEN
- WRAP AROUND GARDENS
- INTEGRAL GARAGE WITH REMOTE CONTROLLED GARAGE DOOR

- OFFERED IN EXCELLENT ORDER THROUGHOUT
- FRONT ASPECT SPACIOUS LOUNGE
- STUNNING BATHROOM WITH BATH TUB AND WALK IN SHOWER
- PARKING FOR 4 CARS
- PERFECT LOCATION FOR LOCAL AMENITIES

PROPERTY DESCRIPTION

Keys Property are excited to offer this spacious, fully refurbished 2 double bedroom detached bungalow to the open sales market. Situated in the highly sought after village of Auckley, Doncaster, this property benefits from wrap around gardens, a driveway for 4 cars and an integral garage.

The refurbishment has been carried over the last 3 years and consists of new windows, consumer unit, combi boiler which is serviced annually, hive thermostat system, all gch radiators replaced with white designer radiators, cavity wall insulation, large apex loft is partially boarded out, re-insulated and has power and lighting, all internal and external doors replaced, fully fitted kitchen and bathroom suite. The property has new flooring throughout and fully decorated recently.

Accommodation comprises of entrance porch, wide entrance hallway which gives access to front aspect lounge, 2 good size double bedrooms, stunning bathroom with bath tub and walk in shower and spacious dining room with French doors onto the rear garden and beautiful fully fitted kitchen. The front of the property has a large wraparound garden which provides parking for 4 cars. There is a concrete driveway and the grass has a resin grid system which allows parking without destroying the grass. There is access to the rear of the property via both sides, the rear garden is mainly laid to lawn with shrub borders and patio area. There is a small storage shed and side access door to the kitchen. The integral garage has a remote controlled up and over door and benefits from power and lighting.

Auckley village is very popular due to it's semi rural landscape, friendly community, accessibility to amenities, highly sought after schools and 6th form college and easy access to the motorway network and city centre. The perfect village for all ages. To view this beautiful bungalow, contact 3Keys Property 01302 867888.

ACCOMMODATION

Entrance porch with carpet to floor and single pendant light fitting. A wide spacious hallway giving access to all rooms. Carpet to floor, radiator, single pendant light fitting, store cupboard and access to loft which has a fitted ladder, power and lighting. The loft has recently been insulated throughout.

Front aspect lounge with bow window, feature fireplace, carpet to floor, radiator and single pendant light fitting.

Pale grey shaker style fitted kitchen with a range of floor and wall units with contrasting worktops and tiled splash backs, integrated appliances include oven, hob and extractor hood, wine cooler plumbing for washing machine and dishwasher, space for fridge freezer, side aspect door, rear aspect window, 2 single pendant light fittings and vinyl floor covering.

Open plan dining room with French doors onto the patio, wood effect vinyl floor, radiator and single pendant light fitting.

Bedroom 1 is front aspect with a bow window, range of fitted wardrobes, fitted carpet, radiator and single pendant light fitting.

Bedroom 2 has rear aspect window, carpet, radiator and single pendant light fittings.

Stunning fully tiled bathroom with white suite comprising bath tub, large walk in shower, hand basin and wc, fitted unit, rear aspect window, 2 heated towel rails, spot lighting and vinyl floor covering.

EXTERNAL

The front of the property has a large wraparound garden which provides parking for 4 cars. There is a concrete driveway and the grass has a resin grid system which allows parking without destroying the grass. There is access to the rear of the property via both sides, the rear garden is mainly laid to lawn with shrub borders and patio area. There is a small storage shed and side access door to the kitchen. The integral garage has a remote controlled up and over door and benefits from power and lighting.

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ENTRANCE PORCH

HALLWAY

LOUNGE

4.31m x 4.84m (14' 2" x 15' 11")

KITCHEN

3.11m x 4.42m (10' 2" x 14' 6")



DINING ROOM

3.21m x 3.66m (10' 6" x 12' 0")

BEDROOM 1

3.38m x 4.26m (11' 1" x 14' 0")

BEDROOM 2

3.38m x 4.24m (11' 1" x 13' 11")

BATHROOM

2.62m x 2.43m (8' 7" x 8' 0")

ADDITIONAL INFORMATION

Council Tax Band – D

EPC rating – D

Tenure – Freehold

Heating - Gas central heating and recently installed Combination boiler in 2022,

Loft - part boarded - lighting, loft ladder and fully insulated in 2022.

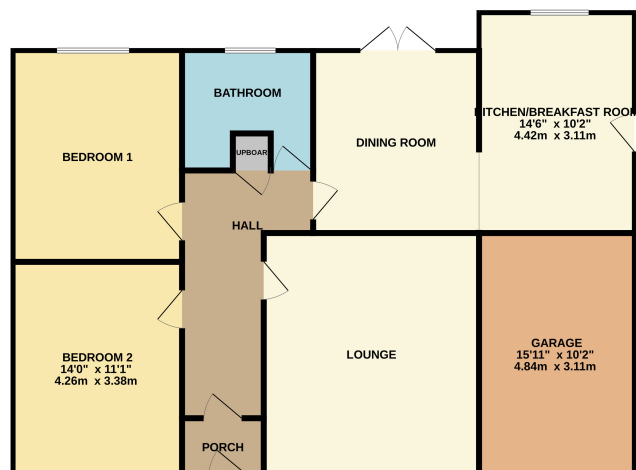
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information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



Whilst every attempt has been made to ensure the accuracy of the floorplan (compiled here), measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide to any prospective purchaser. The plan is not intended to be used as a contract and no guarantee is given as to their operability or efficiency (as far as they are concerned) and no guarantee is given as to their operability or efficiency (as far as they are concerned) and no guarantee is given as to their operability or efficiency (as far as they are concerned).