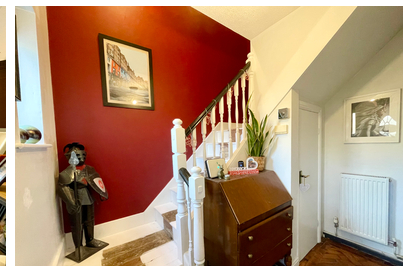


Anson Grove
Auckley
DN9 3QN
01302 867888



Beech Avenue, Doncaster

£250,000

3Keys Property are delighted to offer this well presented, spacious, 3 bedroom semi detached family home to the open sales market. Situated on this well spaced development in Auckley, Doncaster, the property is offered in 'ready to move into condition' with a large modern kitchen/dining room and 2 further reception rooms which include a large heated conservatory and rear aspect lounge. With 3 double bedrooms and a modern family bathroom with bath tub with shower over as well as a ground floor WC and double glazed windows. There is a large rear garden, detached garage with garden store area to rear, parking for 2 cars and is 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.

- 3 DOUBLE BEDROOM SEMI DETACHED FAMILY HOME
- SEPARATE LOUNGE WITH WORKING CHIMNEY
- CONSERVATORY WITH CENTRAL HEATING
- STUNNING BATHROOM WITH SHOWER OVER BATH
- GARDENS TO THE FRONT AND REAR WITH PATIO
- SOLAR PANELS & BATTERY STORAGE SYSTEM OWNED BY VENDOR
- LARGE, MODERN KITCHEN & DINING ROOM
- GROUND FLOOR WC AND SEPARATE HALLWAY
- DETACHED DOUBLE GARAGE WITH DRIVEWAY
- CLOSE TO SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE

PROPERTY DESCRIPTION

3Keys Property are delighted to offer this well presented, spacious, 3 bedroom semi detached family home to the open sales market. Situated on this well spaced development in Auckland, Doncaster, the property is offered in 'ready to move into condition' with a large modern kitchen/dining room and 2 further reception rooms which include a large heated conservatory and rear aspect lounge. With 3 double bedrooms and a modern family bathroom with bath tub with shower over as well as a ground floor WC.

There is a large rear garden, detached garage with garden store area to rear, parking for 2 cars and is situated within a short walk of highly sought after schools. In addition, the property benefits from solar panels and a battery storage system which can help reduce the cost of your energy bills. This property is the perfect choice for a family.

GROUND FLOOR

The hallway gives access to the lounge, kitchen/dining room room, ground floor wc and stairs to the first floor. Floor is fitted with parquet flooring, single pendant light fitting, storage cupboard under stairs, front aspect window and radiator.

The lounge is rear aspect with wood effect laminate floor, brick fire surround and working chimney, 2 single pendant light fittings, rear and side aspect window and radiator.

The stunning kitchen/dining room is fully fitted with shaker style floor and wall units and contrasting wood worktops, central island with cupboards underneath, integrated appliances including Neff oven with slide under door, 5 ring gas hob, extractor hood, fridge, freezer, dish washer and plumbing for washing machine. Rear aspect sliding door into the conservatory and side access door which leads to garden. There is vinyl tiled flooring, single pendant light fitting, fan light and designer radiator.

The large conservatory has a wood effect laminate floor with fan light fitting, radiator and sliding doors onto the garden.

Ground floor wc with hand basin, tiled floor, heated towel rail and single pendant light fitting

FIRST FLOOR

The landing leads to 3 bedrooms and the family bathroom, has carpet to floor, single pendant light fitting and access to loft which is boarded with a ladder and light.

Bedroom 1 is rear aspect with built in overhead cupboards, carpet to floor, single pendant light fitting and radiator. Bedroom 2 is a double bedroom with rear and side aspect window, wood effect laminate floor, 2 single pendant light fittings and radiator. The 3rd bedroom is a further small double bedroom with front aspect window, radiator, built in cupboard with hanging rail and wood effect laminate floor.

The modern part tiled family bathroom has a white suite with bath tub and shower over, hand basin and wc. Heated towel rail, vinyl floor covering, spot lighting and front aspect obscure glass window.

EXTERNAL

To the front of the property is a driveway providing parking for 2 cars, is mainly laid to lawn with shrub borders. A detached garage with garden store area to the rear. The garage has power and lighting and a pedestrian door. The rear garden is fully enclosed with side access gate. There is a large patio and is mainly laid to lawn.

Auckland 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

2.92m x 5.47m (9' 7" x 17' 11")

KITCHEN/DINING ROOM

4.48m x 6.23m (14' 8" x 20' 5")

CONSERVATORY

2.99m x 4.69m (9' 10" x 15' 5")

GROUND FLOOR WC

LANDING

BEDROOM 1

3.33m x 4.65m (10' 11" x 15' 3")

BEDROOM 2

2.95m x 5.48m (9' 8" x 18' 0")

BEDROOM 3

2.79m x 3.05m (9' 2" x 10' 0")

FAMILY BATHROOM

1.84m x 2.50m (6' 0" x 8' 2")

ADDITIONAL INFORMATION

TENURE: FREEHOLD

EPC: B

COUNCIL TAX BAND: C

ENERGY: COMBI BOILER FITTED IN 2019, SOLAR PANELS WITH STORAGE BATTERY OWNED BY VENDOR.

PARKING: DRIVEWAY FOR TWO CARS AND DETACHED GARAGE

LOFT: FULLY INSULATED AND BOARDED. LOFT LADDER FOR ACCESS, LIGHTING.

DISCLAIMER

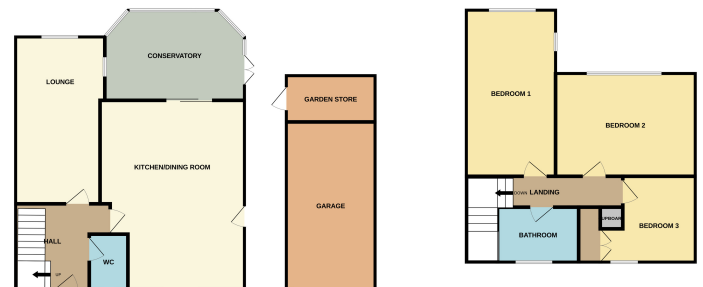
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, 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
929 sq ft, (86.3 sq m) approx.

FIRST FLOOR
569 sq ft, (52.9 sq m) approx.



TOTAL FLOOR AREA: 1499 sq ft, (139.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan (excluding floor, measurements of areas, windows, doors and any other parts are approximate and not responsible to them for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability is intended or given.
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