

Anson Grove  
Auckley  
DN9 3QN  
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## School Lane, Doncaster

£189,950

3Keys Property are delighted to offer for sale this well presented, 2 bedroom semi detached property which is situated on this highly sought-after Avant Homes development in Wheatley Hills, Doncaster. The property is offered in ready to move into condition and benefits from open plan living/kitchen/dining area with bi fold doors onto the rear garden patio, ground floor wc, 2 double bedrooms, family bathroom with shower over bath and parking for 2 cars. To view, contact 3Keys Property 01302 867888.

- 2 DOUBLE BEDROOM SEMI DETACHED PROPERTY
- OPEN PLAN LIVING AREA WITH BI-FOLD DOORS ONTO GARDEN
- GROUND FLOOR WC
- FAMILY BATHROOM WITH SHOWER OVER BATH
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- FURLONG PARK, WHEATLEY
- KITCHEN HAS INTEGRAL APPLIANCES
- PRINCIPAL BEDROOM WITH FITTED WARDROBES
- FULLY ENCLOSED REAR GARDEN, NOT OVERLOOKED
- DRIVEWAY WITH PARKING FOR 2 CARS

## PROPERTY DESCRIPTION

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Accommodation briefly comprises of; entrance hallway area, ground floor wc and open plan living/kitchen and dining area with bi fold doors onto the garden patio. The modern kitchen has a range of integral appliances including dishwasher, oven, hob, extractor hood, fridge, freezer and washing machine. Stairs lead to first floor landing off which are 2 double bedrooms and a modern family bathroom with shower over bath. This property benefits from off-road parking for 2 cars and a secure rear garden.

## GROUND FLOOR

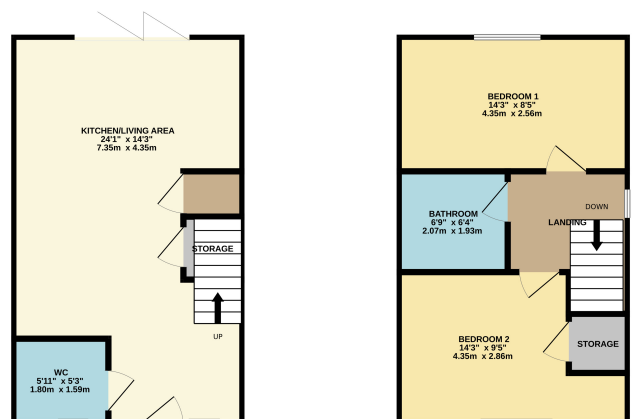
There is an entrance area to the front of the property which has a front aspect window, there is a high quality vinyl tile fitted throughout the first floor giving a seamless, stylish effect, radiator, single pendant light fitting and space for coats and shoes.

The open plan living space offers space for a sofa and tv as well as a good size dining table. The living area has bi fold doors onto the garden, under stairs store cupboard, radiator and 2 single pendant light fittings.

The stylish kitchen is fully fitted with floor and wall units and contrasting worktops. Integrated appliances include an oven and electric induction hob with extractor hood, fridge, freezer, dishwasher and plumbing for washing machine. There is a radiator and single pendant light fitting to this room.

GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan dimensions, measurements of actual dimensions should still only be taken from the appropriate and be responsible to them for any error, omission or inaccuracy. The plan is for illustrative purposes only and should not be used as such for any prospective purchase. The services, appliances and fixtures shown here are not intended and no guarantee as to their operability or efficiency can be given.  
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