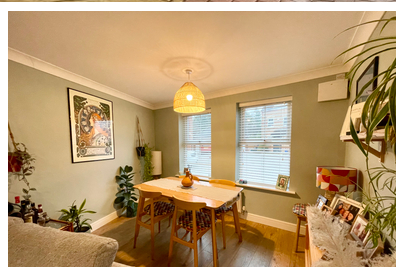


Anson Grove
Auckley
DN9 3QN
01302 867888



Vulcan Mews, Doncaster

£215,000

3Keys Property are delighted to present to the open sales market this 3 bedroom family home in Auckley, Doncaster. Situated on this highly sought after development, the property benefits from a south facing detached garage and parking for 3 cars. The property briefly comprises of: entrance hallway, lounge/diner and sun room, kitchen, ground floor W/C, 3 bedrooms, ensuite to the principal bedroom and a family bathroom. Within walking distance to local amenities, schools and Yorkshire Wildlife Park, the property must be viewed to be appreciated. Contact 3Keys Property 01302 867888.

- 3 BEDROOM SEMI DETACHED FAMILY HOME WITH SUN ROOM
- SPACIOUS FAMILY LIVING AREA WITH SUN ROOM
- GORGEOUS MODERN BATHROOM WITH SHOWER OVER BATH
- SOUTH FACING REAR GARDEN WITH PATIO
- COMBI BOILER INSTALLED IN 2019 AND SERVICED ANNUALLY
- WELL PRESENTED THROUGHOUT
- FULLY FITTED KITCHEN WITH DOOR TO REAR GARDEN
- EASY ACCESS TO MOTORWAY NETWORK AND PUBLIC TRANSPORT LINKS
- DETACHED GARAGE WITH PARKING FOR 3 CARS
- CLOSE TO SCHOOLS AND 6TH FORM COLLEGE

PROPERTY DESCRIPTION

3Keys Property are delighted to present to the open sales market this 3 bedroom family home in Auckley, Doncaster. Situated on this highly sought after development, the property benefits from a south facing rear garden, detached garage and parking for 3 cars. The property briefly comprises of: entrance hallway, lounge/diner and sun room, kitchen, ground floor W/C, 3 bedrooms, ensuite to the principal bedroom and a family bathroom. Within walking distance to local amenities, schools and Yorkshire Wildlife Park, the property must be viewed to be appreciated.

GROUND FLOOR

A welcoming entrance hallway leads to the kitchen, lounge/diner, W/C and stairs up to the first floor accommodation. There is wood effect laminate flooring, central heating radiator, cupboard under the stairs and a single pendant light fitting.

A spacious, dual aspect lounge/diner with wood effect laminate flooring, central heating radiator and 2 single pendant light fittings. There is an open plan sun room which gives access to the rear garden, the sun room has a radiator and 2 wall lights.

The Shaker style kitchen with a mix of wall and base units with space for a fridge and freezer, plumbing for a washing machine and dishwasher, integrated oven, hob and extractor fan. There is a rear aspect window and door, giving access to the garden. Finished with wood effect laminate flooring, spot lighting and central heating radiator.

Accessed from the hallway is a ground floor part tiled W/C with hand basin, finished with wood effect laminate flooring, central heating radiator and spot lighting.

FIRST FLOOR

Stairs lead to the first floor landing which has a large, feature, front aspect window flooding the room with light. Finished with carpet, single pendant light fitting, central heating radiator, storage cupboard and access to the loft space which is boarded with no fixed ladder.

Principal bedroom is rear aspect with ensuite shower room. The bedroom is finished with carpet, single pendant light fitting and central heating radiator. The ensuite has a shower cubicle, hand basin, W/C, rear facing obscure glass window and finished with vinyl flooring, spot lighting and heated towel rail.

Bedroom 2, a rear facing double bedroom with carpet to the floor, single pendant light fitting and central heating radiator.

Bedroom 3 with front facing window, carpet to the floor, single pendant light fitting and central heating radiator.

A gorgeous fully tiled family bathroom comprising bathtub with shower over, hand basin and W/C. Front facing obscure glass window and finished with tiled flooring, spot lighting and heated towel rail.

EXTERNALLY

The property sits on a great spot on this popular development and benefits from a garage and 3 parking spaces. A low maintenance front garden with decorative stone and pathway leading to the front door. To the rear is a south facing garden with open aspect views, patio, lawn area and mature borders. A side gate gives access to the detached garage which has a pedestrian door and driveway.

Within walking distance to local amenities, schools and Yorkshire Wildlife Park, the property must be viewed to be appreciated. Call 3Keys Property for details 01032 867888.

HALLWAY

LOUNGE/DINER

3.85m x 5.49m (12' 8" x 18' 0") MAX MEASUREMENTS

SUN ROOM

2.80m x 3.90m (9' 2" x 12' 10") MAX MEASUREMENTS

KITCHEN

2.67m x 3.38m (8' 9" x 11' 1") MAX MEASUREMENT

LANDING

PRINCIPAL BEDROOM

3.13m x 3.53m (10' 3" x 11' 7") MAX MEASUREMENT

BEDROOM 2

3.41m x 2.88m (11' 2" x 9' 5")

BEDROOM 3

2.58m x 3.37m (8' 6" x 11' 1") MAX MEASUREMENT

BATHROOM

1.65m x 2.15m (5' 5" x 7' 1")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

DISCLAIMER

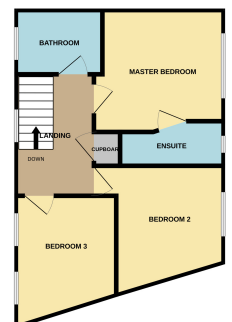
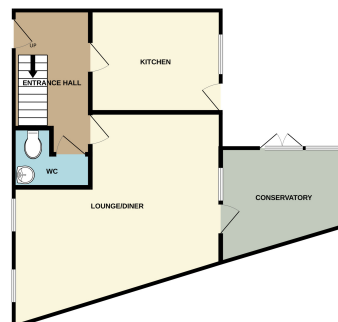
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Offer Procedure

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 discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR

1ST FLOOR



41 VULCAN MEWS, AUCKLEY DN9 3EL

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of items, fixtures, fittings 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 original, signed and stamped floor plan has been deposited for guidance.
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