

Anson Grove
Auckley
DN9 3QN
01302 867888



Spitfire Way, Doncaster

£235,000

3Keys Property are delighted to offer for sale this well presented, 3 bedroom semi detached townhouse, situated on this popular development in Auckley, Doncaster. In ready to move into condition, this property has plenty of living accommodation with 3 reception rooms and is balanced with 3 bedrooms including an ensuite to Principal bedroom and conservatory. Parking for 2 cars and open aspect views from the extended, rear garden. Contact 3Keys Property for details 01302 867888.

- 3 BEDROOM TOWN HOUSE
- WELL PRESENTED THROUGHOUT
- FULLY FITTED KITCHEN/BREAKFASTING ROOM WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- PARKING FOR 2 CARS
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE
- 3 RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH ENSUITE
- EXTENDED REAR GARDEN WITH PATIO AND ARTIFICIAL GRASS.
- EASY ACCESS TO THE MOTORWAY NETWORK

PROPERTY DESCRIPTION

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Accommodation comprises of entrance hall, ground floor WC, open plan kitchen/ breakfasting room, dining room and conservatory. The the first floor is a landing, lounge/diner, 2nd double bedroom and family bathroom. The second floor has a landing which doubles up as a study area, principal bedroom with ensuite and further bedroom. The property has parking space for 2 cars and access to the rear garden which has been extended to the rear to provide a large garden with open aspect views and landscaped with artificial grass and patio.

GROUND FLOOR

A spacious entrance hall with tiled flooring, single pendant light fitting, radiator and gives access to stairs, ground floor WC, kitchen/breakfasting room and dining room. Ground floor WC has tiled flooring, WC, hand basin with tiled splash back, heated towel rail, and single pendant light fitting.

An open plan kitchen/breakfasting room fitted with a range of floor and wall units with contrasting worktops, integrated appliances to include oven, induction hob and extractor hood. Plumbing for dish washer and washing machine. Tiled splashbacks, rear aspect window, tiled flooring, 2 x single pendant light fittings, radiator and French doors which lead to the conservatory.

Dining room with front aspect window, wood effect laminate flooring, single pendant light fitting and radiator.

Conservatory with tiled floor, electric wall heater, fan light and doors onto rear patio.

1st floor landing has carpet fitted to floor, radiator, single pendant light fitting and access to lounge, 2nd bedroom and family bathroom.

Lounge has 2 front aspect windows, single pendant light fitting, radiator and fitted with carpet.

2nd bedroom has a rear aspect view, carpet to floor, radiator and single pendant light fitting.

The fully tiled family bathroom is fitted with a white suite which comprises of bath tub with hand held shower over, hand basin and wc. The floor is tiled, there is a rear aspect window, heated towel rail and spot lighting.

2nd floor landing has a sky light and is fitted with carpet to floor, loft access and leads to principal bedroom and 3rd bedroom.

Principal bedroom is front aspect with dormer style window, fitted with carpet, radiator and single pendant light fitting. Door leading to a fully tiled ensuite which has a walk in shower, hand basin with storage unit underneath and WC. Tiled floor, heated towel rail and led down lighting.

3rd bedroom has rear aspect skylight, carpet fitted to floor, radiator and single pendant light fitting.

EXTERNAL

To the front of the property is a block paved driveway for 2 cars and there is access to the rear garden which is fully enclosed and secured by a gate. The rear garden is not overlooked and has been extended to the rear by the existing homeowners, the land was purchased and now registered to them. Mainly laid to lawn with artificial grass, shrubs to border and a patio area from the conservatory, making this a perfect place for alfresco entertaining. There is also a shed for additional storage, external power points and solar lighting.

Auckley is a highly sought after village due to is excellent access to highly sought after schools and the motorway network. This property provides ample accommodation for the growing family and we highly recommended viewing. Contact 3Keys Property for details 01302 867888.

ENTRANCE HALL

1.39m x 5.89m (4' 7" x 19' 4")

GROUND FLOOR WC

0.90m x 1.74m (2' 11" x 5' 9")

KITCHEN/BREAKFASTING ROOM

2.53m x 3.66m (8' 4" x 12' 0") 4.92m x 2.77m (16' 2" x 9' 1")

DINING ROOM

2.66m x 4.92m (8' 9" x 16' 2")

CONSERVATORY

3.92m x 2.96m (12' 10" x 9' 9")

1ST FLOOR LANDING

LOUNGE/DINER

4.92m x 3.95m (16' 2" x 13' 0") 4.92m x 3.95m (16' 2" x 13' 0") reducing to 4.92m x 2.79m (16' 2" x 9' 2")

BEDROOM 2

2.72m x 3.88m (8' 11" x 12' 9")

FAMILY BATHROOM

2.05m x 1.83m (6' 9" x 6' 0")

2ND FLOOR LANDING

PRINCIPAL BEDROOM

4.53m x 3.68m (14' 10" x 12' 1")

ENSUITE

2.23m x 1.71m (7' 4" x 5' 7")

BEDROOM 3

2.92m x 2.65m (9' 7" x 8' 8")

ADDITIONAL INFORMATION

Council Tax Band – C

EPC rating – C

Tenure – Freehold

Boiler - Conventional with storage tank.

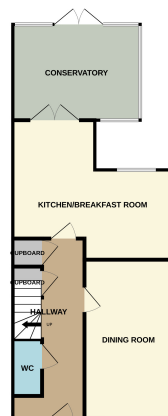
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Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information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

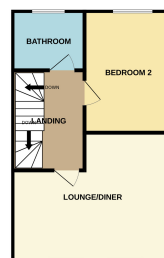
Offer Procedure

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 Laws to check all prospective purchasers' identification

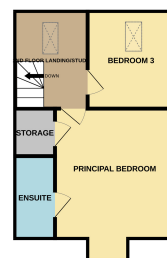
GROUND FLOOR
516 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



2ND FLOOR
388 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 1382 sq.ft. (126.5 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the above mentioned floor measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Date: 16th October 2020