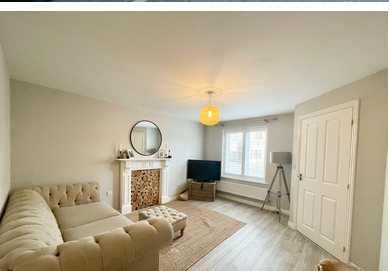


Anson Grove
Auckley
DN9 3QN
01302 867888



Insall Way, Doncaster

£215,000

3Keys Property are delighted to offer for sale this 3 bedroom semi detached property, situated on this popular development in Auckley, Doncaster. This property benefits from a separate lounge, fully fitted kitchen/diner, ground floor wc, principal bedroom with ensuite, 2 further bedrooms and family bathroom. There is parking for 2 cars and a landscaped rear garden. To view, call 3Keys Property on 01302 867888.

- 3 BEDROOM SEMI DETACHED PROPERTY
- HIGHLY SOUGHT AFTER AUCKLEY DEVELOPMENT
- PRINCIPAL BEDROOM WITH ENSUITE
- PERFECT OPPORTUNITY FOR FTB OR SMALL FAMILY
- PARKING FOR 2 CARS AND ENCLOSED REAR GARDEN

- OFFERED IN GOOD CONDITION THROUGHOUT
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM WITH BATH & SHOWER OVER
- LANDSCAPED REAR GARDEN WITH PATIO AREA
- EASY ACCESS TO LOCAL MOTORWAY NETWORK

PROPERTY DESCRIPTION

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Accommodation briefly comprises of; entrance hallway, ground floor w.c, light and airy front facing lounge and modern kitchen/diner with a range of integral appliances with French doors leading onto the rear garden. Stairs lead to first floor landing off which are 3 bedrooms, principal with ensuite and a family bathroom. This property benefits from off-road parking for 2 cars and a secure rear garden which is landscaped.

GROUND FLOOR

There is an entrance hall to the front of the property which has carpet fitted to floor, radiator, single pendant light fitting and stairs leading to first floor. The wc has a hand basin, wc, spot lighting and radiator and fitted with vinyl floor covering.

Lounge with front aspect window, vinyl wood effect floor cover, radiator, single pendant light fitting, and door to kitchen/dining room.

The stylish kitchen is fully fitted with cream high gloss floor and wall units and contrasting worktops. Integrated appliances include an oven and gas hob with extractor hood, dishwasher, fridge, freezer and plumbing for washing machine. French doors open out onto the rear garden. The kitchen/dining area has space for a dining table and the floor is fitted with a wood effect vinyl floor covering. There is a radiator, large store cupboard, spotlighting and single pendant light fitting.

FIRST FLOOR

Landing with carpet to floor, single pendant light fitting and access to all 3 bedrooms and family bathroom. There is access to the boarded loft via a ladder and the loft has power and lighting.

Bedroom 1 has a front aspect window, fitting wardrobes, carpet to floor, single pendant light fitting and radiator.

Ensuite, part tiled with white suite comprising of walk in shower, hand basin and wc. Heated towel rail, spot lighting and front aspect window. Vinyl floor covering.

Bedroom 2 has a rear aspect window, carpet to floor, single pendant light fitting and radiator.

Bedroom 3 is a really good size for a 3rd bedroom and has a rear aspect window, carpet to floor, single pendant light fitting and radiator.

Side aspect, part tiled family bathroom which has a white suite comprising of a bath tub with shower over, hand basin and wc. There is vinyl floor covering, heated towel rail and spot lighting.

EXTERNAL

This property benefits from a south west facing rear garden, which is mainly laid to lawn with a patio area and shrub borders. There is access to the front of the property via a secure gate. There is a driveway for 2 cars to the front of the property.

This development offers easy access to the M18 motorway and Doncaster City Centre via the Great Yorkshire Way. There are a number of local schools, some of which are in walking distance from this property. Auckley is served well with local amenities and many local walks which give this area a semi rural feel. To view this property, contact 3Keys Property today 01302 867888.

ENTRANCE HALL



LOUNGE

3.69m x 4.25m (12' 1" x 13' 11") MAXIMUM MEASUREMENT

KITCHEN/DINING

2.86m x 4.71m (9' 5" x 15' 5")

GROUND FLOOR WC

1.02m x 1.84m (3' 4" x 6' 0")

PRINCIPAL BEDROOM

2.86m x 2.94m (9' 5" x 9' 8")

ENSUITE

1.66m x 1.72m (5' 5" x 5' 8")

BEDROOM 2

2.60m x 3.30m (8' 6" x 10' 10")

BEDROOM 3

2.01m x 3.52m (6' 7" x 11' 7")

LANDING

FAMILY BATHROOM

1.68m x 2.02m (5' 6" x 6' 8")

ADDITIONAL INFORMATION

Council Tax Band – B

EPC rating – C

Tenure – Freehold

Boiler – Combination boiler serviced annually

Loft with ladder, part boarded and light

DISCLAIMER

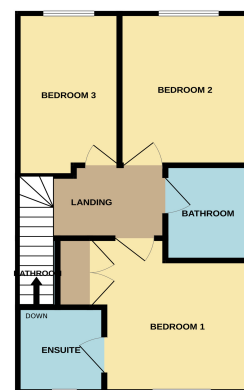
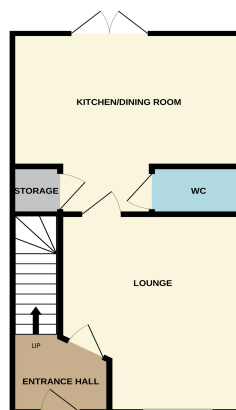
Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you,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

GROUND FLOOR
401 sq.ft. (37.3 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, 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 illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operation, efficiency or life span.

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