

Anson Grove
Auckley
DN9 3QN
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Hurst Lane, Doncaster

£249,950

*****LET AGREED***** 3Keys Property are delighted to offer to the open lettings market this well presented 3 bedroom family home on Hurst Lane in Auckley, Doncaster.

- **DETACHED FAMILY HOME**
- **3 BEDROOMS**
- **LOUNGE WITH ALUMINIUM BI FOLD DOORS ONTO PATIO**
- **PRINCIPAL BEDROOM**
- **OFFERED WITH NO ONWARD CHAIN AND VACANT POSSESSION**
- **KITCHEN / DINER**
- **DOWNSTAIRS W/C**

PROPERTY DESCRIPTION

3Keys Property are delighted to offer to the open sales market this well presented 3 bedroom detached property on Hurst Lane in Auckley, Doncaster. Situated within walking distance to local amenities and schools, the property briefly comprises of; entrance hallway, downstairs W/C, dual aspect lounge and kitchen / diner with bi folding doors onto the garden. Stairs lead to first floor landing, off which are; principal bedroom with en suite, 2 further bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens and a garage with parking for several vehicles. Immaculately presented throughout, this property must be viewed to be appreciated. Contact 3Keys Property for details 01302 867888.

ENTRANCE HALLWAY

A spacious entrance hallway leading to the kitchen/diner, lounge, W/C and stairs leading to the first floor accommodation. Finished with wood effect flooring, central heating radiator and pendant light fitting.

KITCHEN/DINER

3.38m x 5.17m (11' 1" x 17' 0") The dual aspect kitchen/diner offering a front aspect window and bi folding doors onto the garden. A mix of high gloss wall and base units with contrasting work surface, integrated fridge/freezer, dishwasher, oven, hob and extractor fan. Benefiting from storage cupboard which has plumbing for the washing machine, this kitchen/diner will soon become the hub of the home. Finished with wood effect flooring, central heating radiator and spot lighting.

LOUNGE

3.54m x 4.87m (11' 7" x 16' 0") A spacious, dual aspect lounge with front facing window and bi folding doors onto the garden. Finished with carpet, central heating radiator and pendant light fitting.

WC

1.40m x 1.50m (4' 7" x 4' 11") A downstairs W/C with obscure glass window, hand basin and chrome towel radiator. Finished with wood effect flooring and pendant light fitting.

BEDROOM 1

3.76m x 2.92m (12' 4" x 9' 7") A front facing master bedroom benefitting from fitted wardrobes and storage cupboard. Finished with carpet, central heating radiator and spot lighting.

EN SUITE

2.56m x 1.47m (8' 5" x 4' 10") The fully tiled en suite with walk in shower, hand basin and W/C. Finished with an obscured glass window, chrome towel rail and spot lighting.

BEDROOM 2

3.56m x 2.98m (11' 8" x 9' 9") A front facing double bedroom, finished with carpet, central heating radiator and pendant light fitting.

BEDROOM 3

2.50m x 2.00m (8' 2" x 6' 7") A rear facing bedroom, finished with carpet, central heating radiator and pendant light fitting.

BATHROOM

2.18m x 1.93m (7' 2" x 6' 4") A fully tiled bathroom with bathtub and over head shower, vanity sink unit and W/C. Finished with an obscured glass window, chrome towel rail and spot lighting.

LANDING

A spacious landing leading to the bedrooms and family bathroom, rear facing window and loft access. Finished with carpet, central heating radiator and pendant light fitting.

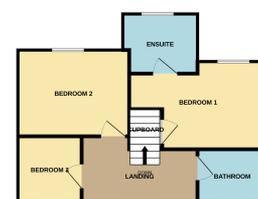
EXTERIOR

The front benefits from a iron fence around a grassed area with mature shrubs and trees and a path leading to the front door. To the rear, there is a secure garden with patio area and seating area. The property benefits from a garage and driveway for several vehicles. Conveniently located and within walking distance to local amenities, schools and a 6th form college. A short walk to the Yorkshire Wildlife Park and a short drive to the M18/A1 motorway networks.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the 3Keys provided facts, measurements, or plans, photos, views 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 not be used as such for any prospective purchase. The prices, features and specifications shown here are not intended and no guarantee as to their availability or delivery can be given.
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