

Anson Grove
Auckley
DN9 3QN
01302 867888



Walnut Avenue, Doncaster
£155,000

3Keys Property are delighted to offer this beautiful, 3 bedroom semi detached family home to the open sales market. Situated in Auckley, Doncaster, the property is offered in 'ready to move into condition' with a stunning kitchen/dining room and 2 further reception rooms which include a conservatory and front aspect lounge. 1st floor has 2 really good size bedrooms with a family bathroom with bath tub and shower over. With a large rear garden, parking for up to 3 cars and situated within a short walk of highly sought after schools, this property is the perfect choice for a family. Contact 3Keys Property for details 01302 867888.

- 2 DOUBLE BEDROOM SEMI DETACHED HOUSE
- NO ONWARD CHAIN OFFERED WITH VACANT POSSESSION
- FRONT ASPECT LOUNGE
- FAMILY BATHROOM WITH SHOWER OVER BATH
- OFF ROAD PARKING FOR UP TO 3 CARS
- WELL PRESENTED THROUGHOUT
- REAR ASPECT FITTED KITCHEN/DINING ROOM
- WELL MAINTAINED CONSERVATORY
- ENCLOSED REAR GARDEN MAINLY LAID TO LAWN WITH PATIO
- CLOSE TO HIGHLY SOUGHT AFTER SCHOOLS & 6TH FORM COLLEGE

PROPERTY DESCRIPTION

Keys Property are delighted to offer this beautiful, 3 bedroom semi detached family home to the open sales market. Situated in Auckley, Doncaster, the property is offered in 'ready to move into condition' with a stunning kitchen/ dining room and 2 further reception rooms which include a conservatory and front aspect lounge. 1st floor has 2 really good size bedrooms with a family bathroom with bath tub and shower over. With a large rear garden, parking for up to 3 cars and situated within a short walk of highly sought after schools, this property is the perfect choice for a family.

GROUND FLOOR

The hallway gives access to the lounge, kitchen/ dining room room and stairs to the first floor. Floor is fitted with wood effect laminate, there are 2 single pendant light fittings, 2 storage cupboards, front aspect window and radiator.

The lounge is front aspect with carpet to the floor, single pendant light fitting and radiator.

The stunning kitchen/ dining room is fully fitted with floor and wall units and contrasting worktops and breakfast bar. Integrated appliances including oven, gas hob, extractor fan and there is plumbing for the washing machine. Rear aspect window and door and rear aspect French doors into the conservatory. There is tiled floor, radiator and single pendant light fittings.

The conservatory has a wood effect laminate floor with radiator and French doors onto the garden.

FIRST FLOOR

The landing gives access to 2 bedrooms and the family bathroom, has carpet to floor, single pendant light fitting and access to loft which has no boarding or ladder.

Bedroom 1 is front aspect with built it wardrobe, carpet to floor, single pendant light fitting and radiator. Bedroom 2 is a double bedroom with rear aspect window, built in wardrobe, carpet to floor, single pendant light fitting and radiator.

The modern fully tiled family bathroom has a white suite with bath tub and shower over, hand basin and wc. Heated towel rail, tiled floor, single pendant light fitting and 2 rear aspect windows.

There is a large boot room which is currently used as as study. With front aspect window, carpet to floor, radiator and single pendant light fitting.

EXTERNAL

To the front of the property is a gravel driveway providing parking for 2 cars and a garden mainly laid to lawn providing another parking space if needed.

The rear garden is fully enclosed with side access gate. There is a large patio and is mainly laid to lawn with shrub borders. A garden shed provides additional storage.

Auckley is a village in Doncaster with highly sought after schools and 6th form college. There is excellent access to the motorway network and the property is well located for local amenities and transport links. To view, contact 3Keys Property 01302 867888.

HALLWAY

LOUNGE

3.45m x 4.63m (11' 4" x 15' 2")

KITCHEN/ DINING ROOM

2.43m x 6.71m (8' 0" x 22' 0")

CONSERVATORY

2.79m x 3.01m (9' 2" x 9' 11")



LANDING

BEDROOM 1

3.35m x 4.64m (11' 0" x 15' 3") MAX MEASUREMENTS

BEDROOM 2

2.57m x 3.65m (8' 5" x 12' 0")

FAMILY BATHROOM

1.67m x 2.95m (5' 6" x 9' 8")

STUDY/STORE

.94m x 4.22m (3' 1" x 13' 10") INCREASING TO 1.97m x 4.22m (6' 6" x 13' 10")

ADDITIONAL INFORMATION

TENURE: FREEHOLD
EPC: TBC
COUNCIL TAX BAND: A
BOILER: COMBI BOILER FITTED 10 YEARS AGO
PARKING: DRIVEWAY FOR TWO CARS AND SPACE FOR ONE OTHER INFRONT GARDEN.

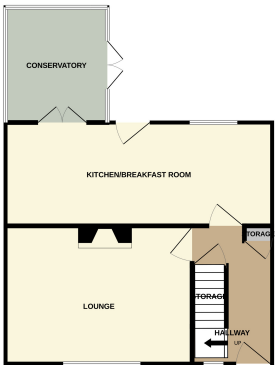
DISCLAIMER

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.

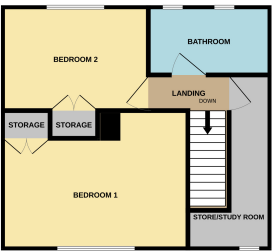
Offer Procedure

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 Laws to check all prospective purchasers' identification

GROUND FLOOR



1ST FLOOR



21 WALNUT AVENUE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual buildings, rooms and any other facts 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 such by any prospective purchaser. The various, updates and additions shown here are not tested and no guarantee as to their capability or efficiency can be given.
Made with Metaphor (2005)