















39 Printing Office Street, Doncaster, DN1 1TP
Tel: 01302 760322 Fax: 01302 760344

sales
lettings
and service

horton knights of doncaster

6 Loxley Mews, Auckley, Doncaster, DN9 3QQ



REDUCED BY £25,000 - FROM THE ORIGINAL ASKING PRICE.....A MODERN 3 BEDROOM SEMI DETACHED / WELL PRESENTED THROUGHOUT / MODERN FITTED KITCHEN DINER WITH INTEGRATED APPLIANCES / LOUNGE / DOWNSTAIRS WC / 3 GOOD SIZE BEDROOMS WITH ENSUITE TO PRINCIPLE BEDROOM / MODERN FAMILY BATHROOM / DRIVEWAY / LARGE REAR GARDEN / POPULAR LOCATION / VIEWING A MUST //

SAVE BIG..... on this modern 3 bedroom semi detached property, well presented throughout. Situated in the highly sought after village of Auckley. It has PVC double glazing and gas central heating and briefly comprises: Spacious lounge, modern fitted dining kitchen with integrated appliances, ground floor WC. First floor landing, 3 good sized bedrooms with en-suite to the principal bedroom and a modern family bathroom. Outside: A lovely enclosed rear garden with patio, driveway providing off street parking. Auckley is a popular residential area close to local amenities, easy access to Doncaster City Centre and close to the motorway network. Viewing is a must.

Asking Price £185,000

ACCOMMODATION
The property details are currently being prepared and will be available shortly. Should you wish to view this property please contact our office on 01302 760322.

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE

KITCHEN/DINER

FIRST FLOOR LANDING

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

HOUSE BATHROOM

OUTSIDE

REAR GARDEN

AGENTS NOTES:
TENURE - FREEHOLD

ESTATE CHARGE - TBC.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band B.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1800 mbps and upload speeds of up to 220 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



