

GREAT OPPORTUNITY TO PURCHASE A TRADITIONAL BOW FRONTED SEMI-DETACHED HOUSE ON WOODHOUSE ROAD IN WHEATLEY. This property has been realistically priced to allow for modernisation and is sure to be a popular one with purchasers looking to place their own stamp on their home. The house is spacious throughout and benefits from a small extension to the rear currently utilised as a utility space & WC. The property is positioned close to DRI, within easy reach of Doncaster City Centre and local rail/motorway links. It briefly comprises of external porch, entrance hallway, lounge, dining room, kitchen, utility room, WC, stairs to the first floor landing, three lovely bedrooms, modern shower room, front/rear gardens, driveway and a garage. **GREAT FIND IN DN2.**

ENTRANCE HALL

6' 0" x 14' 7" (1.83m x 4.45m) This lovely three bedroom property is accessed via an external porch with front facing double glazed frosted door leading to the hallway, side facing double glazed window, radiator, storage cupboard beneath the stairs and stairs to the first floor.

LOUNGE

11' 2" x 11' 8" (3.42m x 3.57m) Lovely spacious reception room with front facing double glazed bow window, coving, open arch to the dining room and coal effect gas fire with a feature decorative surround.

DINING ROOM

11' 2" x 11' 8" (3.41m x 3.58m) Second reception space with door to the kitchen, open access to the lounge, door to the hallway, wood flooring, coving and radiator.

KITCHEN

5' 9" x 7' 1" (1.76m x 2.18m) The kitchen benefits from tiled flooring, tiled walls, a range of fitted cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer, four ring gas hob with extractor fan, single electric oven, side facing double glazed window and open access to the utility extension.

UTILITY ROOM

13' 7" x 4' 11" (4.15m x 1.52m) With further base level units, plumbing for a washing machine, space for a fridge/freezer, door to the WC, rear/side facing double glazed windows, tiled flooring, radiator and a rear facing double glazed door to the garden.



WC

2' 8" x 4' 11" (0.83m x 1.52m) Benefitting from a low flush WC, tiled flooring, tiled walls and rear facing double glazed frosted window.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

6' 0" x 7' 7" (1.84m x 2.33m) Providing access to all bedrooms/shower room, side facing double glazed window, loft access point and coving to the ceiling.

BEDROOM

11' 1" x 11' 10" (3.38m x 3.63m) Fantastic double bedroom with rear facing double glazed window, radiator, coving and storage cupboard.

BEDROOM

10' 3" x 11' 10" (3.13m x 3.63m) Further spacious double bedroom with front facing double glazed bow window, radiator, coving and picture rail.

BEDROOM

6' 11" x 8' 5" (2.12m x 2.59m) Positioned at the front of the property the third bedroom has a front facing double glazed window, radiator and coving.

SHOWER ROOM

5' 8" x 6' 11" (1.73m x 2.13m) Modern shower room with walk-in shower area, glass shower screen, dual shower head, wash hand basin within a vanity unit, low flush WC, tiled walls, heated towel radiator, extractor fan, tiled flooring and rear facing double glazed frosted window.

FRONT GARDEN & DRIVEWAY

With a small front astro turf area, paved pathway, fence enclosure, double gates lead to the driveway providing off street parking, mixture of shrubs/bushes and a side access gate to the rear garden.

GARAGE

Single detached garage with front/rear door access.

REAR GARDEN

V-shaped rear garden with fenced enclosure, paved area, raised gravelled border, shed and side access gate to the front garden.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

HEATING SYSTEM: GAS FIRED COMBINATION BOILER

INSTALLATION DATE: 19/07/2024

LAST SERVICE: 19/07/2025

SERVICES: MAINS

GAS METER LOCATION: BENEATH STAIRS

ELECTRIC METER LOCATION: BENEATH STAIRS

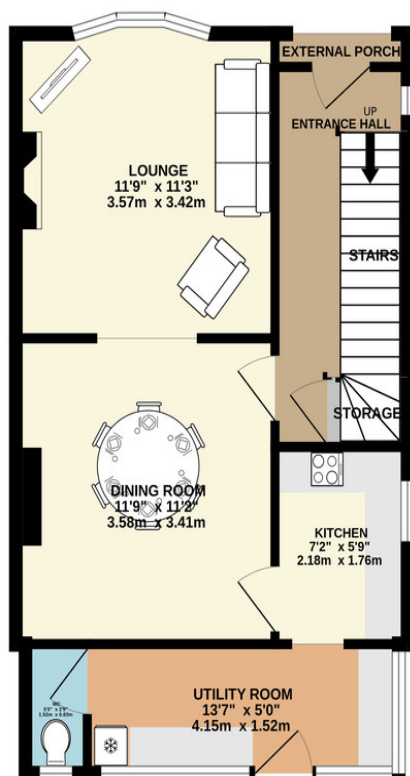
ELECTRICS CHECKED: 14/07/2025

ALARM SYSTEM INCLUDED

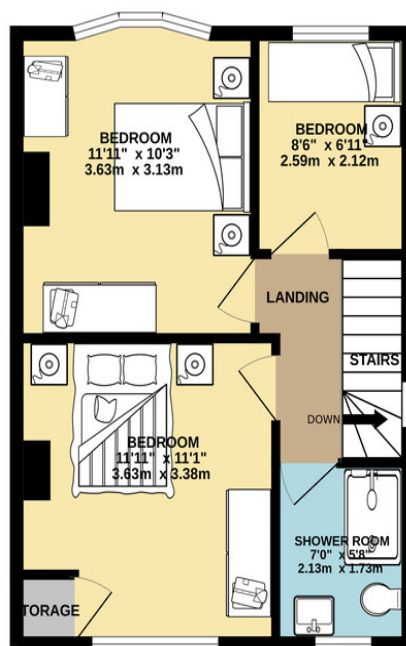
ROOF HAS BEEN RECENTLY CHANGED

LOFT IS PARTIALLY BOARDED

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

