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Edgehill Road, Wheatley Hills, Doncaster, DN2 5QT
Guide Price £240,000

*Guide Price £240,000 - £250,000

OFFERED WITH NO ONWARD CHAIN - Located on this attractive corner plot in Wheatley Hills, a 3 bedroom detached bungalow.

Located in this ever popular and well served residential district, this really well proportioned detached bungalow sits on a prominent corner plot. Fitted with double glazing, gas fired central heating and comprises: Large entrance hall, lounge/ dining room extending to over 20ft in length, fitted kitchen, 3 good sized bedrooms (one with an en suite) and a bathroom with a 3 piece suite. Outside, the property has gardens to 3 elevations plus off street parking and an integral garage with a remote control door. The location of the property offers it great access to a wealth of local amenities including supermarkets, bus routes and shopping centres nearby. All in all, an excellent opportunity, offered with NO ONWARD CHAIN. Viewing is recommended to appreciate the size it has to offer.

ACCOMMODATION

A PVC double glazed entrance door with a double glazed side screen leads into the property's entrance hall.

ENTRANCE HALL

A nice spacious entrance hall, this has a central heating radiator, coving to the ceiling, a built in airing cupboard housing the hot water cylinder and a further built in storage cupboard with coat hooks. Doors lead off to the remaining ground floor accommodation.

LOUNGE/ DINING ROOM

23'7" x 11'6" max (7.19m x 3.51m max)

This is a wonderful sized room, extending to over 20ft in length, it has a twin aspect with PVC double glazed windows to the front and side elevations, deep coving to the ceiling, a feature fire surround incorporating a living flame gas fire set onto a raised tiled hearth, a central heating radiator and double opening doors onto the rear garden.

KITCHEN

14'4" max x 7'10" (4.37m max x 2.39m)

Fitted with a range of wall mounted cupboards and base units with a single bowl stainless steel sink and tiling to the splashback areas. There is an integrated five ring gas hob with an extractor hood above and a brushed stainless steel electric fan assisted oven plus there is a utility style cupboard which has plumbing for a washing machine inside and extra plumbing for a dishwasher with an appliance recess. With a central heating radiator, a wood style vinyl floor covering, a PVC double glazed window to the side and a double glazed door giving access to the pathway to the side of the property.

BEDROOM 1

12'5" x 9'11" (3.78m x 3.02m)

A good sized double room with a PVC double glazed window to the rear, a central heating radiator and fitted wardrobes providing ample hanging rail, shelving and overhead cupboard space.

BEDROOM 2

10'6" x 9'11" (3.20m x 3.02m)

There is a PVC double glazed window to the rear elevation, a central heating radiator plus a small en suite.

EN SUITE SHOWER ROOM

This is fully tiled with a PVC double glazed window to the side and currently has a shower tray, a low flush W/C and an extractor fan.

BEDROOM 3

8'10" x 7'0" (2.69m x 2.13m)

A good sized single room with a PVC double glazed window to the front and coving to the ceiling.

BATHROOM

Fitted with a 3 piece white suite comprising of a low W/C with a concealed cistern, a wash hand basin set onto a vanity unit and a panelled bath with a shower screen and a wall mounted electric shower. There is full ceramic tiling to the walls and further ceramic tiling to the floor, a chrome wall mounted heated towel rail, an extractor fan and a PVC double glazed window to the side elevation.

OUTSIDE

The property sits on a lovely position on the corner between Edgehill Road and Barnsley Avenue. To the front it has an enclosed lawned garden which has a brick built dwarf wall to the front boundary and two entry points at the front and the side. There is a further small garden area to the left side of the

property where a cast iron gate gives access and to the right side of the property, there are double iron gates which give access to a concrete driveway, providing off street parking. To the right side of the garage, a further access pathway (which leads along the full length of the property) gives access to an external brick built store which is incorporated into the main dwelling. This provides useful storage space and gives access to the small garden area, which could be used as a vegetable plot etc.

INTEGRAL GARAGE

15'2" x 8'2" (4.62m x 2.49m)

The integral garage has an metal remote control up and over door with light and power supplied and a PVC double glazed window to the right side of the garage.

AGENTS NOTES:

TENURE - FREEHOLD.

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 C.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 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

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