



Wellcroft Close, Wheatley Hills Doncaster

welcome to

Wellcroft Close, Wheatley Hills Doncaster

GUIDE PRICE £150,000-£160,000. Tucked away on a cul de sac position in this sought after location of Wheatley Hills is this three bedroom semi detached family home. The property benefits from having a south facing rear garden and is available with no onward chain!



Entrance Hall

Accessed through a front facing exterior door. There is a side facing double glazed window, stairs which rise to the first floor landing and a gas storage heater.

Lounge

13' 10" x 13' 6" max (4.22m x 4.11m max)

With a front facing double glazed window and a gas fireplace as the focal point of the room. There is access through to the breakfast kitchen.

Breakfast Kitchen

13' 6" x 8' 1" (4.11m x 2.46m)

The kitchen is fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine, space for a fridgefreezer. There is decorative feature beams to the ceiling, complimentary splash back tiling, space for a dining table and chairs. With side and rear facing double glazed windows and a rear facing door which gives access to the garden room.

Garden Room

6' 1" x 12' 11" (1.85m x 3.94m)

There is a gas storage heater, a tiled floor and coving to the ceiling. With two rear facing double glazed windows and a rear facing door which gives access to the rear garden.

First Floor Landing

There is a side facing double glazed window, a gas storage heater and a loft access.

Bedroom One

10' 8" x 8' 1" max (3.25m x 2.46m max)

With a rear facing double glazed window and fitted wardrobes which provide a range of hanging and storage space.

Bedroom Two

7' 5" x 8' 2" (2.26m x 2.49m)

With a front facing double glazed window.

Bedroom Three

10' 4" x 5' 10" (3.15m x 1.78m)

With a front facing double glazed window.

Bathroom

Fitted with a low flush W.C, a wash hand basin and a roll edge bath. There is tiling to the walls, a stylish tiled floor and a rear facing double glazed window.

Outside

To the front of the property is a lawned garden with a driveway to provide off road parking and in turn leads to the garage. To the rear of the property is a south facing rear garden with a variety of mature plants and shrubs. There is an extensive decked area and a side gate.

Garage

16' 1" x 7' 10" (4.90m x 2.39m)

With an up and over door. There is a side facing window.



view this property online williamhbrown.co.uk/Property/DCR121212



welcome to

Wellcroft Close, Wheatley Hills Doncaster

- GUIDE PRICE £150,000-£160,000
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILIES
- ATTRACTIVE LOUNGE
- BREAKFAST KITCHEN

Tenure: Freehold EPC Rating: F

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR121212



Property Ref:
DCR121212 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williambrown.co.uk