



Hardy Road, Wheatley Doncaster

welcome to

Hardy Road, Wheatley Doncaster

GUIDE PRICE £140,000-£150,000. Ideal for a first time buyer or young family is this spacious three bedroom semi-detached property which benefits from having a bay fronted lounge and a generous rear garden. The property comes to the market with no onward chain!



Entrance Porch

Accessed through a front facing exterior door.

Entrance Hall

There is a central heating radiator and stairs which rise to the first floor landing with a useful under stairs storage cupboard.

Lounge

14' into bay window x 11' (4.27m into bay window x 3.35m)

With a front facing bay double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

Dining Room

11' x 11' 9" (3.35m x 3.58m)

With a rear facing double glazed window, a central heating radiator and a feature fireplace as the focal point of the room.

Kitchen

15' x 7' 1" max (4.57m x 2.16m max)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, built in microwave and an integrated washing machine. There is useful storage, a central heating radiator, a side facing double glazed window and access through to the conservatory.

Conservatory

7' 3" x 9' 9" (2.21m x 2.97m)

With side and rear facing double glazed windows and rear facing single door which give access to the rear garden. There is tiling to the floor and a central heating radiator.

First Floor Landing

There is a side facing double glazed window.

Bedroom One

14' 6" into bay x 10' 2" (4.42m into bay x 3.10m)

With a front facing bay double glazed window, fitted wardrobes ideal for hanging and storage space and a central heating radiator.

Bedroom Two

10' 11" x 11' 10" (3.33m x 3.61m)

With a facing double glazed window. There are fitted wardrobes ideal for hanging and storage space, laminate flooring and a central heating radiator. There is a useful storage cupboard which houses the wall mounted boiler.

Bedroom Three

8' 7" x 7' (2.62m x 2.13m)

With a front facing double glazed window and a central heating radiator.

Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There are spotlights to the ceiling, tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property is a driveway to provide off road parking while to the rear of the property is a generous lawned garden with a variety of mature shrubs and plants. There is a patio area, outside tap and a greenhouse.

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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Hardy Road, Wheatley Doncaster

- GUIDE PRICE £140,000-£150,000
- THREE BEDROOM SEMI DETACHED PROPERTY
- BAY FRONTED LOUNGE
- REAR ASPECT DINING ROOM AND CONSERVATORY
- GENEROUS REAR GARDEN

Tenure: Freehold EPC Rating: D

guide price

£140,000-£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122315 - 0004

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