



william
h brown
for sale
Doncaster
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williamhbrown.co.uk

Parkstone Way, Wheatley Hills Doncaster


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welcome to

Parkstone Way, Wheatley Hills Doncaster

GUIDE PRICE £160,000-£170,000. Situated in this popular location in Wheatley Hills is this spacious three bedroom semi-detached home which is ideal for first time buyers or families. The property is offered to the market with no onward chain and is close to local amenities and transport links.



Entrance Porch

With a front facing sealed unit door with an obscure double glazed window and a further door to the entrance hall.

Entrance Hall

With a central heating radiator and an understairs storage cupboard.

Lounge

13' 2" to recess x 13' (4.01m to recess x 3.96m)

With a front facing double glazed window, two wall light points and a feature fireplace housing the electric stove effect fire.

Dining Room

10' 6" x 9' 6" (3.20m x 2.90m)

With a rear facing external door with single glazed side panels and a central heating radiator.

Dining Kitchen

12' 3" x 10' 5" (3.73m x 3.17m)

With a rear facing double glazed window. Fitted with wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has an electric hob, complimentary tiling, a central heating radiator and access to the pantry. A door gives access to the rear porch.

Rear Porch

With a side facing door, a useful store and a useful storage area which has plumbing for a washing machine and access to the WC.

Downstairs W.C.

Fitted with a WC.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

12' 11" x 12' 2" (3.94m x 3.71m)

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

Bedroom Two

12' 2" x 10' 6" (3.71m x 3.20m)

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

Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

With a front facing double glazed window, a central heating radiator and a storage cupboard built over the bulk head for the stairs.

Bathroom

With a rear facing obscure double glazed window. Fitted with a WC, a wash hand basin and a shower. There is partial tiling to the walls, a central heating radiator and a cupboard housing the gas central heating boiler.

Outside

To the front of the property is an enclosed lawned garden and a driveway to the side providing off road parking. To the rear there is an enclosed lawned garden with patio.



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Parkstone Way, Wheatley Hills Doncaster

- GUIDE PRICE £160,000-£170,000
- LOUNGE AND DINING ROOM
- DINING KITCHEN
- REAR PORCH
- THREE BEDROOMS

Tenure: Freehold EPC Rating: D

guide price

£160,000-£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122775 - 0002

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.



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