



Crossways, Wheatley Hills Doncaster



welcome to

Crossways, Wheatley Hills Doncaster

Situated in the sought after location of Wheatley Hills is this beautifully presented three bedroom characterful semi-detached family home benefiting from a driveway and garage. An opportunity not to be missed!



Entrance Porch

With a side facing obscure double glazed door, a front facing double glazed window and access to the downstairs WC. The entrance porch is open to the entrance hall.

Entrance Hall

With a feature wall light, stairs which rise to the first floor landing, decorative picture rail, coving to the ceiling, understairs storage and a central heating radiator with cover.

Downstairs W.C.

With a front facing secondary glazed window. Fitted with a low level WC, a wash hand basin, partial tiling to the walls, coving to the ceiling, laminate flooring and a heated towel rail.

Lounge

14' 5" x 10' 1" (4.39m x 3.07m)

With a rear facing double glazed bay window and a side facing double glazed window. There is a central heating radiator, picture rail, coving to the ceiling and a feature fireplace housing the multi fuel stove.

Dining Room

10' x 9' 6" (3.05m x 2.90m)

With rear facing single glazed French doors, decorative picture rail, coving to the ceiling and a central heating radiator with cover.

Garden Room

13' 11" x 6' 9" (4.24m x 2.06m)

With rear and side facing double glazed windows and rear facing double glazed French doors which lead out to the rear garden.

Breakfast Kitchen

10' 10" x 9' 6" (3.30m x 2.90m)

With a front facing double glazed window. Fitted with a range of oak wall and base units with coordinating work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob, a double electric oven, an integrated microwave and under counter space and plumbing for a washing machine. There is a breakfast bar, a central heating radiator, coving to the ceiling, vinyl flooring and a pantry which has a side facing double glazed window. There is a side facing door which gives access to the porch.

Side Porch

With a front facing stained glass door and access to the storage room.

Storage Room

With a side facing single glazed window and work surface beneath which is space for a dryer and vinyl flooring.

First Floor Landing

With coving to the ceiling.

Bedroom One

14' 2" x 10' 1" (4.32m x 3.07m)

With a rear facing double glazed window, a central heating radiator, a built-in storage cupboard and decorative picture rail.

Bedroom Two

8' 9" x 8' 10" (2.67m x 2.69m)

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

Bedroom Three

10' 2" x 9' 11" (3.10m x 3.02m)

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

Bathroom

With two front facing double glazed windows. Fitted with a WC, a wash hand basin, a bath and a separate shower cubicle with shower. There is partial tiling to the walls, a central heating radiator, tiled flooring, a built-in cupboard housing the boiler and access to the loft which is boarded with ladder.

Outside

To the front of the property there is a beautifully presented landscaped garden with decorative shrubs and trees to the borders. There is a block paved driveway to the side of the property providing ample off road parking and in-turn leads to the garage. To the rear of the property there is an enclosed mature lawned garden with decorative borders, a summer house to the rear and a log store.

Garage

With an up and over door and electrics.



view this property online williamhbrown.co.uk/Property/DCR123231



welcome to

Crossways, Wheatley Hills Doncaster

- CHARACTERFUL THREE BEDROOM SEMI-DETACHED FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS
- DOWNSTAIRS WC
- WELL-PRESENTED FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaiting

£275,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR123231



Property Ref:
DCR123231 - 0003

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