

Ennerdale Road, Wheatley Hills DONCASTER

welcome to

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GUIDE PRICE £230,000 - £240,000. This two bedroom detached bungalow provides spacious living accommodation with a lounge over 17 FT and a rear sun room. There is ample off road parking, a sheltered car port and garage. Available with no onward chain!













Entrance Hall

With double glazed French doors with full length side panel windows and a central heating radiator.

Kitchen

13' x 8' 10" (3.96m x 2.69m)

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has a five ring gas hob, an eye level double electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. There is useful storage, a front facing double glazed window and a side facing door giving access to the driveway and car port.

Lounge

17' 4" x 13' 1" (5.28m x 3.99m)

With rear facing patio doors leading through to the sun room, a gas feature fireplace as the focal point of the room and a central heating radiator.

Sun Room

15' 10" x 9' (4.83m x 2.74m)

With rear and side facing double glazed windows, a side facing door, tiled flooring and rear facing patio doors leading out to the rear garden.

Bedroom One

13' 1" x 12' 5" (3.99m x 3.78m)

With a side facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Two

13' x 11' 5" (3.96m x 3.48m)

With a rear facing double glazed window, a central heating radiator and coving to the ceiling.

Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with electric shower. There is wall to floor tiling, a shaver point, a central heating radiator and a side facing obscure double glazed window.

Outside

To the front of the property there is a mainly laid to lawn front garden with a variety of mature shrubs and plants to the borders. There is a paved driveway which continues through wrought iron gates providing off road parking and access to the sheltered car port and in-turn leads to the garage. To the rear of the property there is a gravel and patio garden with fencing to the perimeter and a variety of mature shrubs and plants,

Garage

With an up and over door.





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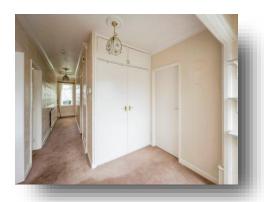
- GUIDE PRICE £230,000 £240,000
- TWO BEDROOM DETACHED BUNGALOW
- DRIVEWAY PROVIDING OFF ROAD PARKING, SHELTERED CAR PORT AND GARAGE
- LOUNGE OVER 17 FT IN LENGTH
- REAR SUN ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£230,000-£240,000







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Ermerdale Rd

Linkswood Ave

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Please note the marker reflects the postcode not the actual property

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Property Ref: DCR122462 - 0004 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.





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