



Wheatley Hall Road, Wheatley Doncaster

welcome to

Wheatley Hall Road, Wheatley Doncaster

GUIDE PRICE £140,000-£150,000. Situated in this popular location close to local amenities is this well-presented three bedroom semi-detached home which is ideal for first time buyers or growing families. the property has front and rear gardens, a shared driveway, off road parking and a garage.



Entrance Hall

With a front facing sealed unit door and a side facing double glazed window. There is a useful storage cupboard, a central heating radiator, dado rail and laminate flooring.

Lounge

12' to bay x 10' 3" to recess (3.66m to bay x 3.12m to recess)

With a front facing double glazed bay window, a central heating radiator and coving to the ceiling. The lounge is open plan to the dining room.

Dining Room

9' 4" x 13' 6" to recess (2.84m x 4.11m to recess)

With coving to the ceiling and a central heating radiator.

Kitchen

12' 8" x 6' 11" (3.86m x 2.11m)

With a rear facing double glazed window and sealed unit door. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. the kitchen has an electric hob with extractor above, an electric oven, space for a fridge-freezer and plumbing for a washing machine and dryer. There is a cupboard housing the gas central heating boiler, a useful understairs storage cupboard and access to the rear lobby.

Rear Lobby

With access to the downstairs WC and a rear facing sealed unit door giving access to the garden.

Downstairs W.C.

With a side facing obscure double glazed window. Fitted with a low flush WC and a central heating radiator.

First Floor Landing

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

Bedroom One

12' 10" to bay x 8' 8" to recess incl wardrobes (3.91m to bay x 2.64m to recess incl wardrobes)

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

Bedroom Two

9' 7" to recess x 9' 6" (2.92m to recess x 2.90m)

With a rear facing double glazed window, a central heating radiator and a storage cupboard with hanging space.

Bedroom Three

7' 4" x 6' 1" (2.24m x 1.85m)

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

Shower Room

Fitted with a low flush WC, a wash hand basin and a corner shower cubicle with shower. There is a chrome heated towel rail and tiling to the walls and floor.

Outside

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

Garage

With an up and over door.



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Wheatley Hall Road, Wheatley Doncaster

- GUIDE PRICE £140,000-£150,000
- SPACIOUS LOUNGE DINING ROOM
- KITCHEN
- DOWNSTAIRS WC
- THREE BEDROOMS AND SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000-£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR123318 - 0007

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