



**Crossways North, Wheatley Hills Doncaster**



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## **Crossways North, Wheatley Hills Doncaster**

Available with no onward chain is this traditional bay window family home which is situated in this popular location in Wheatley Hills with front and rear gardens, off road parking and a garage. The property has close links to local amenities and transport links.



### Entrance Porch

With a front facing sealed unit door, front and side facing double glazed windows and a further door to the entrance hall.

### Entrance Hall

With a front facing sealed unit door, a front facing double glazed window, a useful storage cupboard, understairs storage and a central heating radiator.

### Lounge

12' 1" x 16' 11" ( 3.68m x 5.16m )

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

### Dining Room

9' 11" x 11' ( 3.02m x 3.35m )

With a rear facing double glazed window, a central heating radiator, coving to the ceiling, feature wall light points and space for a dining table and chairs. There is access through to the kitchen.

### Kitchen

12' 5" x 7' 11" ( 3.78m x 2.41m )

With a side facing double glazed window. Fitted with wall and base units with work surfaces housing the 1 1/2 bowl stainless steel sink and drainer with mixer tap. The kitchen has a range style cooker, plumbing for a dishwasher, complimentary tiling and a central heating radiator. The kitchen is open plan to the utility room.

### Utility Room

11' 11" x 6' 2" ( 3.63m x 1.88m )

With side facing double glazed French doors giving access to the garden. Fitted with wall and base units with work surfaces beneath which is plumbing for a washing machine. There is space for a fridge-freezer, complimentary tiling and a central heating radiator. There is access to the downstairs shower room.

### Downstairs Shower Room

With rear and side facing obscure double glazed windows. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap, a double shower cubicle and a central heating radiator.

### First Floor Landing

With two side facing double glazed windows, a central heating radiator and access to the loft.

### Bedroom One

10' 11" x 12' 2" ( 3.33m x 3.71m )

With a front facing double glazed window, a central heating radiator, coving to the ceiling, built-in wardrobes and a useful storage cupboard.

### Bedroom Two

13' 7" x 10' 3" ( 4.14m x 3.12m )

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

### Bedroom Three

8' 1" x 8' 2" ( 2.46m x 2.49m )

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

### Bathroom

With a front facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin with mixer tap and a bath with shower over. There is tiling to the walls and a central heating radiator.

### Outside

To the front of the property there is a lawned garden with mature shrubs and trees to the borders. There is a driveway providing off road parking which in-turn leads to the garage. To the rear of the property there is a good sized enclosed lawned garden with patio area and mature shrubs and trees to the borders.

### Garage

With a roller shutter door, a rear facing sealed unit door and two rear facing windows.



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## Crossways North, Wheatley Hills Doncaster

- LOUNGE OPEN PLAN TO DINING ROOM
- KITCHEN WITH UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM
- THREE BEDROOMS
- GOOD SIZED ENCLOSED REAR GARDEN

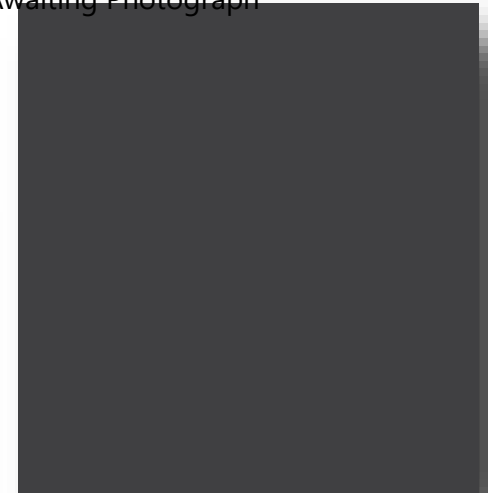
Tenure: Freehold EPC Rating: D

Council Tax Band: C

**£250,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR123283 - 0003

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