



Crossways North, Wheatley Hills Doncaster

welcome to

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.



view this property online williamhbrown.co.uk/Property/DCR123283



welcome to

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

£245,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR123283



Property Ref:
DCR123283 - 0005

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@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk