



**Hill Top Crescent, Wheatley Hills Doncaster**



**welcome to**

**Hill Top Crescent, Wheatley Hills Doncaster**

GUIDE PRICE £170,000-£180,000. This three bedroom semi-detached family home is situated on a cul-de-sac location and available with no onward chain. Priced to allow for modernisation and benefiting from two reception rooms, a utility space and a generous rear garden.



### **Entrance Porch**

With a front facing exterior door, a central heating radiator and a further door providing access into the entrance hall.

### **Entrance Hall**

With a central heating radiator, stairs which rise to the first floor and useful understairs storage.

### **Lounge**

11' 7" x 14' max ( 3.53m x 4.27m max )

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

### **Dining Room**

12' x 10' 7" ( 3.66m x 3.23m )

With a rear facing double glazed window, a central heating radiator, a gas feature fireplace and access into the kitchen.

### **Kitchen**

8' 8" x 7' 7" ( 2.64m x 2.31m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob, an electric oven and grill and space for a fridge and freezer. There is a side facing double glazed window, tiled splashback and access to the rear lobby.

### **Rear Lobby**

With a side facing door providing access to the rear garden, useful storage and access to the WC and utility space.

### **Downstairs W.C.**

Fitted with a low flush WC.

### **Utility Space**

6' 5" x 2' 3" ( 1.96m x 0.69m )

With space for a dryer and plumbing for washing machine.

### **First Floor Landing**

With a side facing double glazed window.

### **Bedroom One**

12' 7" x 11' 7" max ( 3.84m x 3.53m max )

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

### **Bedroom Two**

12' x 11' 9" max ( 3.66m x 3.58m max )

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

### **Bedroom Three**

7' 9" x 6' ( 2.36m x 1.83m )

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

### **Bathroom**

Fitted with a low flush WC, a wash hand basin and an easy access walk-in bath. There is a shaver point, wall to floor tiling and a rear facing obscure double glazed window.

### **Outside**

To the front of the property there is a brick enclosed front garden with a side gate and garden path which provides access to the front entrance porch with a range of mature shrubs and plants to the borders. To the rear of the property there is a generous lawned garden with a variety of mature shrubs and plants to the borders.



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- GUIDE PRICE £170,000-£180,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- PRICED TO ALLOW FOR MODERNISATION
- NO ONWARD CHAIN
- LOUNGE AND DINING ROOM

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

guide price

**£170,000-£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124134 - 0002

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