

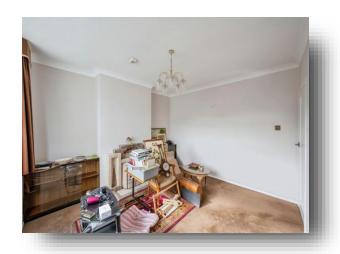
Hill Top Crescent, Wheatley Hills Doncaster

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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Hill Top Crescent, Wheatley Hills Doncaster

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

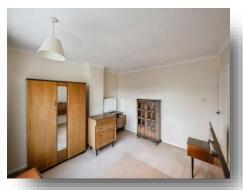
Tenure: Freehold EPC Rating: Awaited Council Tax Band: B

guide price

£170,000-£180,000







Grove Wale

Wasselfield Bd

Ennerdale Rd

Map data ©2025

Please note the marker reflects the postcode not the actual property

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Property Ref: DCR124134 - 0002 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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