



**Woodhouse Road, Wheatley DONCASTER**



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This three bedroom semi-detached family home provides opportunity to refurb and put your own stamp on with a generous rear garden, a spacious kitchen diner and available with no onward chain.



## Auctioneer's Comments

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## Entrance Hall

With a side facing exterior door with outdoor canopy, partial laminate flooring and stairs which rise to the first floor.

## Lounge

15' max into bay x 18' ( 4.57m max into bay x 5.49m )  
With a front facing double glazed bay window, coving to the ceiling, laminate flooring, wall lights, a gas feature fireplace and a central heating radiator.

## Kitchen Diner

13' 6" max x 18' ( 4.11m max x 5.49m )  
Fitted with wall and base units with work surfaces housing the sink and drainer. The kitchen has an insert four ring gas hob, a gas cooker point, a built-in electric oven and grill, plumbing for a washing machine and dishwasher and space for a fridge and freezer. There is a central heating radiator, an open fireplace, partial laminated flooring, three rear facing double glazed windows and a rear facing door providing access to the rear garden.

## First Floor Landing Bedroom One

14' 4" x 12' 2" plus recess to max ( 4.37m x 3.71m plus recess to max )  
With a front facing double glazed window and a further front facing double glazed window to the dressing area/recess. There is a useful storage cupboard, partial laminate flooring, coving to the ceiling and a central heating radiator. With an open dressing area/recess.

## Bedroom Two

10' 4" x 9' 9" max ( 3.15m x 2.97m max )  
With a rear facing double glazed window and partial laminate flooring.

## Bedroom Three

8' x 6' 5" ( 2.44m x 1.96m )  
With a front facing double glazed window, a central heating radiator and partial laminate flooring.

## Bathroom

With two rear facing obscure double glazed windows. Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over and screen. There is partial tiling to the walls and a central heating radiator.

## Outside

To the front of the property there is a brick enclosed garden with gravel slate and shrubs. There is side access to the rear garden. To the rear of the property there is an enclosed lawned garden with patio area, an outhouse and a footpath giving access to the rear garage/workshop.

## Garage / Workshop

Ideal for garden storage.



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## Woodhouse Road, Wheatley DONCASTER

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE BEDROOM SEMI-DETACHED HOME
- IDEAL OPPORTUNITY TO RENOVATE AND REFURBISH

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£125,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR124640 - 0002

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