

Woodhouse Road, Wheatley DONCASTER



## welcome to

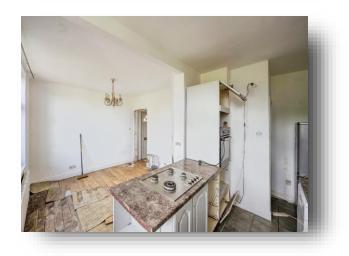
# Woodhouse Road, Wheatley DONCASTER

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** 





### view this property online williamhbrown.co.uk/Property/DCR124640



Property Ref: DCR124640 - 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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# william h brown



01302 327121

Coogle



doncaster@williamhbrown.co.uk

Hawke Rd

G

Doncaster

Wentworth Rd

Evangelical Church

Rd

Please note the marker reflects the

postcode not the actual property

Lifford

Oversley Rd

Map data @2025



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



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