



Hill Top Crescent, Wheatley Hills Doncaster

welcome to

Hill Top Crescent, Wheatley Hills Doncaster

GUIDE PRICE £210,000-£220,000. This impressive elevated three bedroom semi-detached family home situated on a cul-de-sac location benefits from a generous rear garden, two reception rooms and a contemporary bathroom.



Entrance Hall

With steps up to a front facing exterior door, stairs which rise to the first floor landing, an understairs storage cupboard, laminate flooring and a column style central heating radiator.

Kitchen

15' 2" x 6' 9" (4.62m x 2.06m)

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has a four ring gas hob with complimentary slate effect splashback and stainless steel cooker hood above, an electric oven and grill, a built-in wine cooler, plumbing for a washing machine and under counter space for a fridge or freezer. There is a breakfast bar, spotlights to the ceiling, rear and side facing double glazed windows and a side facing door with steps down to the driveway.

Lounge

14' 1" into bay x 11' 7" (4.29m into bay x 3.53m)

With a front facing double glazed bay window, coving to the ceiling, laminate flooring and a central heating radiator. An open arch provides access to the dining room.

Dining Room

11' 11" max x 10' 6" max (3.63m max x 3.20m max)

With rear facing patio doors giving access to the rear garden, an electric feature fireplace, laminate flooring and a central heating radiator. A versatile room which could cater as a play room, family room or dining room.

First Floor Landing

With a side facing double glazed window and a loft hatch.

Bedroom One

12' 7" x 11' 6" (3.84m x 3.51m)

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

Bedroom Two

11' 8" x 11' 11" (3.56m x 3.63m)

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

Bedroom Three

9' 4" x 6' (2.84m x 1.83m)

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

Bathroom

A modern and contemporary bathroom suite which is fitted with a low flush WC, a wash hand basin and a panelled bath with shower attachment. There is wall to floor tiling, downlights to the ceiling and a rear facing obscure double glazed window.

Outside

To the front of the property there is a low maintenance front garden with shrubs to the borders. A gated driveway provides access to the driveway which in-turn leads to the garage. To the rear of the property there is a lawned garden with a raised patio and fencing to the perimeter.

Garage

18' x 8' (5.49m x 2.44m)

With double doors and an additional side door to the garden.



view this property online williamhbrown.co.uk/Property/DCR125226



welcome to

Hill Top Crescent, Wheatley Hills Doncaster

- GUIDE PRICE £210,000-£220,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- IMPRESSIVE CORNER PLOT
- CUL-DE-SAC LOCATION
- GENEROUS REAR GARDEN

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

guide price

£210,000-£220,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/DCR125226](https://www.williamhbrown.co.uk/Property/DCR125226)



Property Ref:
DCR125226 - 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.

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](https://www.williamhbrown.co.uk)