



**Brooke Street, Wheatley Doncaster**

***welcome to***

**Brooke Street, Wheatley Doncaster**

Situated in this popular location close to a range of local amenities and excellent transport links is this spacious two/three bedroom mid-terraced property which is presented to a high standard throughout. Ideal opportunity for first time buyers or investors.



### Entrance Porch

With front and side facing double glazed windows and a side facing sealed unit door.

### Lounge

12' 6" x 11' 11" ( 3.81m x 3.63m )

With a front facing double glazed bay window, a feature fireplace and a central heating radiator.

### Inner Hall

With stairs which rise to the first floor landing.

### Dining Room

11' 7" x 11' 11" ( 3.53m x 3.63m )

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

### Kitchen

10' 4" x 5' 10" ( 3.15m x 1.78m )

With a rear facing double glazed window. Fitted with a range of wall and base units with coordinating worktops housing the sink and drainer. The kitchen has space for a fridge, plumbing for a washing machine, a gas hob with extractor above, an electric double oven, complimentary tiling and a cupboard housing the central heating boiler. A side facing sealed unit door which gives access to the rear garden.

### First Floor Landing

#### Bedroom One

10' 11" x 12' ( 3.33m x 3.66m )

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

#### Bedroom Two

11' 11" x 8' 10" ( 3.63m x 2.69m )

With a rear facing double glazed window and a central heating radiator. A door gives access to a staircase which rises to the attic room.

### Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit and a panelled bath with mixer tap and shower over. There are downlights to the ceiling.

### Attic Room

11' 10" x 15' 5" ( 3.61m x 4.70m )

A spacious room with a front facing double glazed window, a central heating radiator and storage to the eaves.

### Outside

To the front is an enclosed forecourt garden whilst to the rear is an enclosed garden with an artificial lawn, a shed and a summer house.



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## Brooke Street, Wheatley Doncaster

- GUIDE PRICE £90,000-£100,000
- TWO BEDROOM MID-TERRACED WITH ATTIC ROOM
- LOUNGE AND SEPARATE DINING ROOM
- MODERN KITCHEN
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£90,000-£100,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125287 - 0002

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