



Norwich Road, Wheatley Doncaster

welcome to

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This impressive three bedroom semi-detached family home is situated on a generous plot with a superb range of off road parking and available with no onward chain. Benefiting from a spacious lounge diner, a generous rear garden and garage.



Auctioneer's Comments

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Entrance Hall

With a front facing exterior door, stairs which rise to the first floor, a central heating radiator and access through to the lounge diner.

Lounge Diner

22' 5" x 13' max (6.83m x 3.96m max)
With front and rear facing double glazed windows, two central heating radiators, coving to the ceiling and access through to the kitchen.

Kitchen

9' 2" x 8' 11" (2.79m x 2.72m)
Fitted with wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring gas hob, an electric oven and grill, space for a fridge and freezer and plumbing for a washing machine. There is a wall mounted boiler, splashback tiling, a pantry providing additional storage, a rear facing double glazed window and a side door providing access to the inner lobby.

Inner Lobby

Provides access to the front and rear garden, store and WC.

Downstairs W.C.

Fitted with a WC.

First Floor Landing

With a side facing double glazed window and access to the loft.

Bedroom One

13' 4" max x 12' (4.06m max x 3.66m)
With a rear facing double glazed window, laminate flooring and a central heating radiator.

Bedroom Two

12' 4" max x 10' 2" (3.76m max x 3.10m)
With a front facing double glazed window and a central heating radiator.

Bedroom Three

7' 2" x 10' 1" (2.18m x 3.07m)
With a front facing double glazed window, a central heating radiator and built-in storage.

Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath. There is tiling to the walls, a central heating radiator and a rear facing obscure double glazed window.

Outside

To the front of the property there is a generous lawned garden with a driveway providing ample off road parking. There is a pathway to the front entrance and access to the garage. To the rear of the property there is a generous lawned garden with outdoor workshop and store with access to the garage.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- CLOSE TO A RANGE OF SCHOOLS, SANDALL PARK AND DONCASTER ROYAL INFIRMARY
- IDEAL FOR A FIRST TIME BUYER, INVESTOR, AN EXTENDED OR GROWING FAMILY

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

guide price

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR125276 - 0002

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