



william
h brown
for sale
Doncaster
01302 327121
williamhbrown.co.uk

Chestnut Avenue, Wheatley Hills Doncaster


william
h brown

welcome to

Chestnut Avenue, Wheatley Hills Doncaster

GUIDE PRICE £250,000-£260,000. This fabulous spacious family home is located in this sought after roadway in Wheatley Hills close to local amenities and transport links. The property has an attractive bay fronted lounge, an open plan kitchen dining room and a driveway providing off road parking.



Entrance Hall

With a front facing sealed unit door, a central heating radiator, stairs which rise to the first floor landing and laminate flooring.

Lounge

14' 4" x 11' 10" (4.37m x 3.61m)

A beautifully presented lounge with a front facing double glazed bay window, a central heating radiator, storage to the recess, coving to the ceiling, laminate flooring and feature panelling. The focal point of the room is the feature cast iron fireplace

Dining Room

12' 3" x 11' 11" (3.73m x 3.63m)

With a central heating radiator, laminate flooring and open access through to the kitchen.

Kitchen

18' 4" x 16' 9" (5.59m x 5.11m)

An L-shaped kitchen which is fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, an electric double oven, an integrated dishwasher and fridge-freezer and plumbing for a washing machine. There are skylight windows, rear and side facing double glazed windows and French doors leading out to the rear garden.

First Floor Landing

With a side facing double glazed window, wood panelling to dado height and access to the loft.

Bedroom One

12' 4" x 11' 10" (3.76m x 3.61m)

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

Bedroom Two

15' x 10' 4" (4.57m x 3.15m)

With a front facing double glazed bay window, a central heating radiator and useful storage to the alcove.

Bedroom Three

7' 5" x 7' 6" (2.26m x 2.29m)

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

Bathroom

With a rear facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin and a panelled bath with mixer tap, shower attachment, shower over and screen. There is a chrome heated towel rail, complimentary tiling, tiled flooring and an extractor fan.

Outside

To the front of the property there is a low maintenance front garden with a block paved driveway providing ample off road parking which continues to the side and rear. To the rear of the property there is a tiered garden with block paved patio and steps down to a lawned area.



view this property online williamhbrown.co.uk/Property/DCR125510



welcome to

Chestnut Avenue, Wheatley Hills Doncaster

- GUIDE PRICE £250,000-£260,000
- TASTEFULLY APPOINTED THROUGHOUT
- LIVING DINING KITCHEN WITH FRENCH DOORS TO REAR GARDEN
- SPACIOUS LOUNGE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£250,000-£260,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR125510



Property Ref:
DCR125510 - 0004

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