



**Drake Road, Wheatley Doncaster**



**welcome to**

**Drake Road, Wheatley Doncaster**

GUIDE PRICE £170,000-£180,000 This well presented three bedroom semi-detached family home is situated in this popular location situated close to a range of shops, schools and local amenities. Ideal for first time buyers or growing families!



### **Entrance Hall**

With a front facing sealed unit door, a side facing double glazed window, a tiled floor, a central heating radiator and stairs which rise to the first floor landing.

### **Ground Floor W.C.**

With a side facing obscured double glazed window and a low flush WC.

### **Lounge**

With a front facing double glazed bay window, a fireplace housing the coal effect fire, there is laminate flooring, a central heating radiator and double doors which open up onto the dining kitchen.

### **Dining Kitchen**

With rear facing double glazed French doors giving access to the patio and garden beyond, there is laminate flooring and rear and side facing double glazed windows. The kitchen area is fitted with a range of high gloss wall and base units with work surfaces housing the sink and drainer with mixer tap, there is a gas hob with extractor above, space for a electric oven, plumbing for a washing machine and a tiled splashback.

### **First Floor Landing**

#### **Bedroom One**

With a front facing double glazed window, a central heating radiator and fitted wardrobes providing a range of hanging and storage space.

#### **Bedroom Two**

With a rear facing double glazed window, a central heating radiator, fitted wardrobes and a cupboard housing the gas central heating boiler.

#### **Bedroom Three**

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

### **Family Bathroom**

With a side facing obscured double glazed window, there is a low flush WC, a hand wash basin on vanity unit, a pea shaped bath with shower over and a extractor fan.

### **Outside**

To the front of the property the garden has been block paved to provide spacious off road parking, whilst to the rear there is a good sized lawned garden with patio area and garden shed.



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## Drake Road, Wheatley Doncaster

- THREE BEDROOM SEMI-DETACHED
- WELL PRESENTED THROUGHOUT
- DINING KITCHEN
- LOUNGE
- GOOD SIZED GARDEN TO THE REAR

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£170,000-£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125739 - 0003

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