





**SPACIOUS THREE BEDROOM
MID-TERRACED HOUSE ON
WENTWORTH ROAD IN
WHEATLEY WITH TWO
RECEPTION ROOMS. A pleasantly
presented house that will please
purchasers with the available space
throughout and an internal inspection
is highly recommended to fully
appreciate this deceptively spacious
home. The location offers plenty
within easy reach of Doncaster centre,
Doncaster railway link and the Royal
Infirmary. The property briefly
comprises of entrance porch, entrance
hallway, lounge with bay window,
separate dining area, kitchen, cellar,
stairs to the first floor landing, three
lovely bedrooms, bathroom, front and
rear gardens. RECENTLY FITTED
HEAT PUMP AND SOLAR
PANELS.**

ENTRANCE PORCH

2' 11" x 3' 1" (0.90m x 0.94m) Front facing double glazed composite door allows access to the porch with original partially tiled walls and further front facing single glazed frosted door to the entrance hallway.

ENTRANCE HALL

2' 11" x 12' 2" (0.90m x 3.73m) Providing access to the dining room, open access to the stairs to the first floor, radiator, laminate flooring and coving to the ceiling.

LOUNGE

10' 9" x 12' 1" (3.30m x 3.70m) Accessed via an arch from the dining area, front facing double glazed bay window, radiator, coal effect gas fire with feature decorative surround, picture rail, coving and a telephone point.

DINING ROOM

11' 0" x 13' 8" (3.36m x 4.17m) Second reception space with door to the kitchen, rear facing double glazed window, door to the hallway, open access to the lounge, rear facing double glazed window, radiator, coving to the ceiling, laminate flooring and a gas fire with stone surround.

KITCHEN

8' 7" x 15' 8" (2.63m x 4.78m) Spacious kitchen with fitted cabinetry at base level, work surfaces incorporating a single bowl sink with drainer, plumbing for a washing machine, space for a fridge/freezer, space for a freestanding cooker/hob, partially tiled walls, partial wood panelled walls, rear facing double glazed window, radiator, side facing double glazed frosted door to the garden and door to the cellar landing/stairs.



CELLAR

Separated in to two separate spaces, electric/gas meters, lighting.

Please note that the vendor has advised that the cellar does occasionally hold a small amount of water when the local water table is at a high level.

STAIRS

Leading from the entrance hallway to the first floor landing.







LANDING

Providing access to all bedrooms/bathroom, storage cupboard, loft access point and coving.

BEDROOM

14' 2" x 12' 0" (4.32m x 3.68m) Fantastic double bedroom with two front facing double glazed windows, radiator, coving and storage cupboard.

BEDROOM

8' 6" x 14' 0" (2.61m x 4.28m) Second spacious bedroom with rear facing double glazed window and a radiator.

BEDROOM

8' 5" x 9' 1" (2.58m x 2.77m) Third single bedroom with cupboard holding the tank for the heat pump/heating system, rear facing double glazed window, radiator and coving to the ceiling.

BATHROOM

5' 5" x 6' 0" (1.67m x 1.84m) Three piece suite comprising of low flush WC, wash hand basin, bath, partially tiled walls, radiator, laminate flooring and side facing double glazed frosted window.

FRONT GARDEN

Wall enclosed front garden with front gate leading to the path.

REAR GARDEN

Wall/fence enclosed rear garden, concrete/pebbled areas, rear access gate to shared alley at the rear which benefits from shared security gates, outhouse attached to the rear of the kitchen provides storage space and the heat pump equipment is positioned at the side of the kitchen wall.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: A

SERVICES: MAINS

HEATING SYSTEM: HEAT PUMP INSTALLED

16/04/24

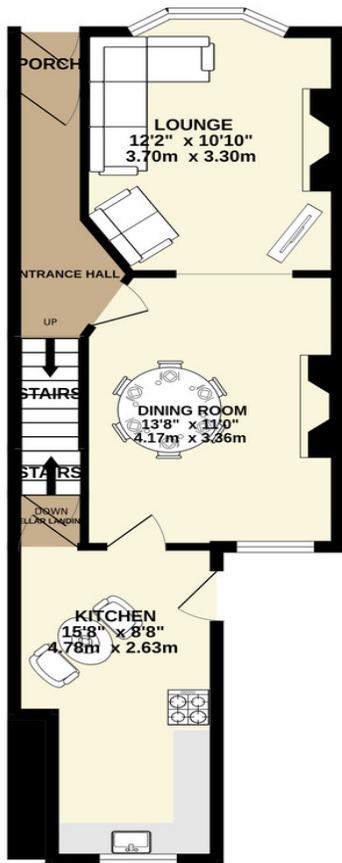
**SOLAR PANELS MOUNTED ON THE ROOF AND
INSTALLED 16/04/24 BY DJB INSTALLS.**

GAS SAFETY CERTIFICATE: 2026

ELECTRIC SAFETY CERTIFICATE EXPIRES: 2026



GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		