



Church View, Wadworth Doncaster

welcome to

Church View, Wadworth Doncaster

GUIDE PRICE £160,000-£165,000. This three bedroom end-terraced family home benefits from a spacious breakfast kitchen, a front aspect lounge, a utility room and ground floor WC. The property has stunning field views to the rear situated in this highly sought after village.



Entrance Porch

With a side facing exterior door, stairs which rise to the first floor landing and there is access through to the lounge.

Lounge

With a front facing double glazed window, a central heating radiator and a gas feature fireplace as the focal point of the room. Double doors give access to the breakfast kitchen.

Breakfast Kitchen

Fitted with a range of contemporary wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a breakfast bar area, a four ring gas hob with cooker hood above, an electric oven and grill and space for a fridge and freezer. There are two central heating radiators, tiling to the walls and floor, space for a dining table and chairs, a rear facing double glazed window and rear facing French doors which lead out to the rear garden.

Rear Lobby

With access to the utility room, ground floor WC, store and rear garden.

Utility Room / W.C.

With two side facing double glazed windows, a low flush WC, plumbing for a washing machine, space for a tumble dryer and partial tiling.

First Floor Landing

With a side facing double glazed window and a loft hatch with pull down ladder which is partially boarded with light.

Bedroom One

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

Bedroom Two

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

Bedroom Three

With a front facing double glazed window, a useful storage cupboard and a central heating radiator.

Bathroom

Fitted with a low flush WC, a wash hand basin and a walk-in shower. There is wall to floor tiling, downlights to the ceiling and a rear facing obscure double glazed window.

Outside

To the front of the property there is a gated front garden with a car parking area for residents, operated on a first come first serve basis. To the rear there is a lawned garden with patio area, shrubs and plants to the borders and rear gate with stunning field views to the rear.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



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Church View, Wadworth Doncaster

- GUIDE PRICE £160,000-£165,000
- NO ONWARD CHAIN
- REAR ASPECT BREAKFAST KITCHEN
- FRONT ASPECT LOUNGE AND PORCH
- UTILITY ROOM AND GROUND FLOOR WC

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000-£165,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124795 - 0003

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