



**Charles Street, Wheatley DONCASTER**



**welcome to**

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Attention investors and first time buyers! This two bedroom spacious mid-terraced home situated with close links to the City Centre benefits from a spacious kitchen diner, a useful utility room and available with no onward chain.



### **Lounge**

With a front facing exterior door, a front facing double glazed window, coving to the ceiling, laminate flooring and a central heating radiator.

### **Inner Lobby**

With stairs which rise to the first floor landing.

### **Kitchen Diner**

Fitted with a range of wall and base units with coordinating work surfaces which incorporates the sink and drainer with mixer tap. There is space for a fridge freezer, complimentary splashback tiling, and a four ring gas hob with an electric oven and grill. The room conveniently hosts space for a dining table and chairs, there is a central heating radiator, a rear facing double glazed window and a door to the cellar.

### **Utility Room**

A spacious area with plumbing for a washing machine, a loft hatch, a central heating radiator and a rear facing double glazed window. A door provides access to the rear courtyard.

### **First Floor Landing**

#### **Bedroom One**

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

#### **Bedroom Two**

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

### **Bathroom**

Fitted with a low flush WC, a hand wash basin, a panelled bath with an electric shower over and a rear facing obscure double glazed window.

### **Outside**

To the rear there is a hard landscaped enclosed courtyard with a rear gate giving access to the rear service lane.



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## Charles Street, Wheatley DONCASTER

- ATTENTION INVESTORS
- TWO BEDROOM MID-TERRACED HOME
- SPACIOUS ROOM SIZES
- CLOSE TO A RANGE OF LOCAL AMENITIES, TRANSPORT LINKS AND THE CITY CENTRE
- ENCLOSED REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR125131 - 0005

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