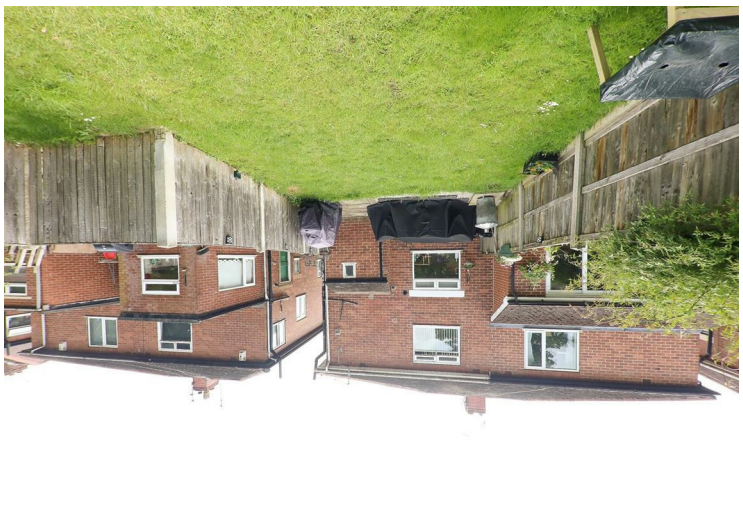
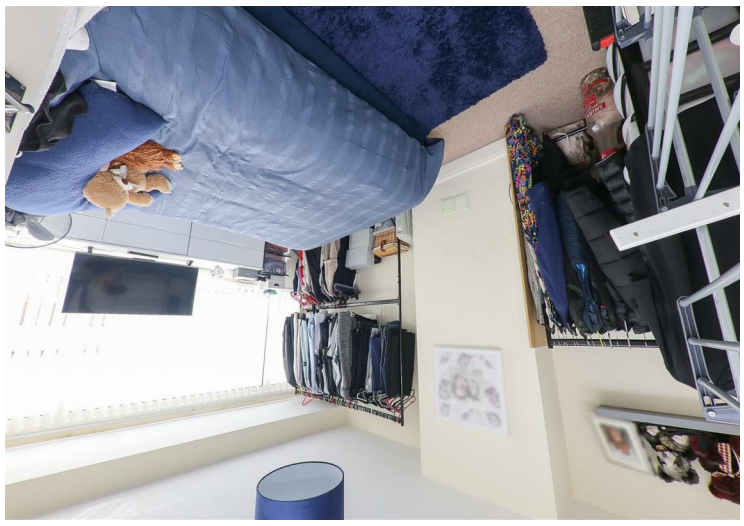
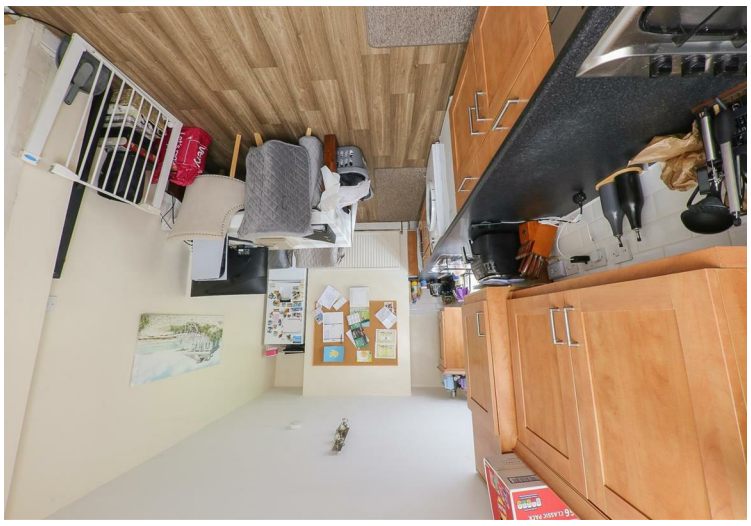
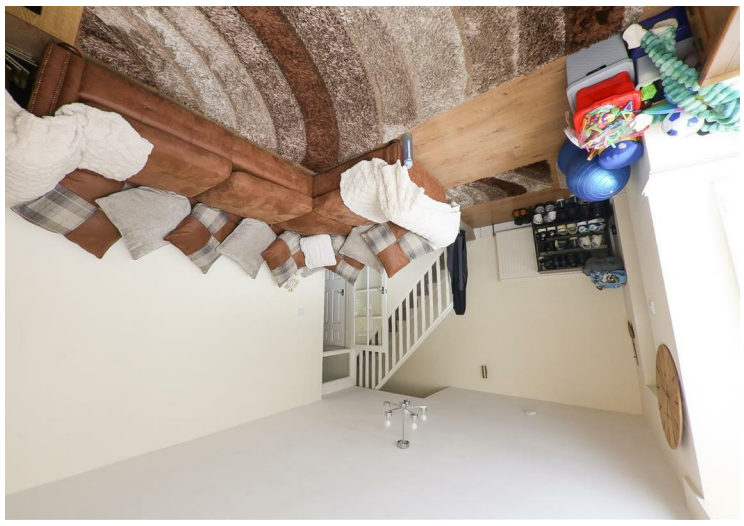







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Harrowden Road, Wheatley, Doncaster, DN2 4EP

Guide Price £165,000 - £175,000

*****GUIDE PRICE £165,000 - £175,000*****

3 BEDROOM SEMI DETACHED HOUSE / POPULAR CENTRAL ROADWAY / GCH / PVC DOUBLE GLAZING / LARGE DINING KITCHEN / MODERN WHITE BATHROOM / OFF ROAD PARKING / LONG REAR GARDEN / INVESTMENT OPPORTUNITY / NO ONWARD CHAIN //

Located on this popular roadway, close to the City Centre and amenities on Wheatley Hall Road, a good sized 3 bedroom semi-detached house. The property has a gas radiator central heating system via a combination type boiler, pvc double glazing and briefly comprises: Entrance into an open plan lounge, fitted dining kitchen with integrated cooking appliances. First floor landing, 3 good sized bedrooms and a modern white bathroom with a shower. Outside there are front and rear gardens, the front has a dropped kerb giving access to off road parking with a gated access into the rear garden. EARLY VIEWING RECOMMENDED. PERFECT INVESTMENT PURCHASE.

ACCOMMODATION
A pvc double glazed entrance door leads into a large open plan lounge.

OPEN PLAN LOUNGE
17'0" max x 13'6" into bay (5.18m max x 4.11m into bay)
This is an attractive room, it has a pvc double glazed bay window to the front, a feature fireplace, laminate flooring, 2 central heating radiators, central ceiling and matching wall lights. There is a staircase leading to the first floor accommodation and a glazed door which leads through into a dining kitchen.

DINING KITCHEN
17'0 max x 9'3" (5.18m max x 2.82m)
This is fitted with a range of base and wall units finished with a work surface over. There is a single drainer 1½ bowl stainless steel sink unit, a 4-ring gas hob, integrated double oven and grill, extractor hood and glass splashback. There is plumbing for an automatic washing machine, room for an under counter fridge/freezers etc., central heating radiator, 2 pvc double glazed windows to the rear and side elevations. A pvc double glazed exterior door and a door to a built-in understairs storage cupboard which has a pvc double glazed window and houses the electric meters etc.

FIRST FLOOR LANDING
This has an access point into the loft space and doors to the bedrooms and bathroom.

BEDROOM 1
13'6" x 10'0" (4.11m x 3.05m)
This is a large double bedroom, it has a deep pvc double glazed bay window to the front, a central heating radiator and a central ceiling light.

BEDROOM 2
11'6" x 10'0" (3.51m x 3.05m)
A second double bedroom, it has a pvc double glazed window to the rear, a central heating radiator and a central ceiling light.

BEDROOM 3
7'8 x 7'0" (2.34m x 2.13m)
A single sized bedroom which has a pvc double glazed window to the front, a central heating radiator and a central ceiling light.

BATHROOM
This is fitted with a white suite that comprises of a panelled bath, an independent electric shower over it and a shower rail, a pedestal wash hand basin and a low flush wc. There is tiling to the 4 walls, a pvc double glazed window, central heating radiator, vinyl floor covering and a ceiling light.

OUTSIDE
To the front of the property there is a dropped kerb giving access onto a paved and pebbled drive which provides car standing space. A shared pedestrian pathway continues along the side of the property and leads into the rear garden.

REAR GARDEN
A long rear garden, mainly lawned and enclosed with concrete posts and timber fencing to the perimeters. There is a paved patio which extends across the rear elevation.

AGENTS NOTES:
TENURE - FREEHOLD

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various.

HEATING - Gas radiator central heating system via a combination type boiler. Age of boiler TBC.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 5500 mbps and upload speeds of up to 5500 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30 Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply...YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.

