

Hill Top Crescent, Wheatley Hills Doncaster

william
h brown

welcome to

Hill Top Crescent,Wheatley Hills Doncaster

GUIDE PRICE £210,000-£220,000 Situated in this popular sought after location of Wheatley Hills is this well presented three bedroom semi-detached family home, benefiting from a driveway, a low maintenance rear garden and an attractive dining kitchen. Ideal for a growing or extended family!













Entrance Hall
With a front facing UPVC double glazed door, a central heating radiator, tiled flooring and stairs which rise to the first floor landing.

Lounge
With a front facing double glazed bay window, coving to the ceiling, a central heating radiator and double doors into the dining kitchen.

Dining Kitchen
A generous well presented dining kitchen fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is a five ring gas hob, an electric oven and grill, a wine cooler, an integrated dishwasher and complimentary splashback tiling. There is a central heating radiator, spotlights, laminate flooring, space for a dining table and feature panelling to the walls. Rear facing double glazed door open onto the garden, there is an archway into the utility and a door to the useful storage pantry.

Utility
With wall and base units continuing from the kitchen, there is plumbing for a washing machine, space for a fridge freezer and area for a dryer. There is a central heating radiator, a side facing window and a side door to the garden.

First Floor Landing
With a side facing double glazed window and access to the loft via the hatch.

Bedroom One
With a front facing double glazed window, a central heating, coving and a ceiling fan.

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

Bedroom Three
With a front facing double glazed window, a central heating radiator and coving.

Bathroom
Tastefully modernised throughout and is fitted with a low flush W.C, a wash hand basin and a bath with mixer tap and shower over. There is tiling to the walls and floor, a central heating radiator, an extractor fan and a rear facing obscured double glazed window.

Outside
To the front of the property there is a generous driveway providing ample off-road parking, which wraps around the side of the property and gives access to the rear garden. To the rear, there is a low maintenance artificial lawn garden with a generous raised decking area, ideal for hosting and entertaining.

Garage
A useful brick built garage with a side facing window and an up and over door.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Hill Top Crescent, Wheatley Hills
Doncaster

- GUIDE PRICE £210,000-£220,000
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- TURN KEY CONDITION
- BAY FRONTED LOUNGE
- REAR ASPECT DINING KITCHEN WITH SLIDING DOORS

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

guide price

£210,000-£220,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DCR127275 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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