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2 Wheatley Street, Denaby Main – DN12 4AU

£150,000

Doncaster

2 Wheatley Street

Denaby Main, Doncaster

Refurbished three-bedroom end-terrace with open-plan lounge/diner, modern kitchen, large garden and family bathroom. Close to amenities and transport links. Ideal for first-time buyers or investors.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: F

- Spacious three-bedroom end-terrace property
- Large open-plan lounge and dining area filled with natural light
- Spacious rear aspect kitchen with pantry storage
- Large contemporary family bathroom with separate bath and shower
- Generous landscaped and fully enclosed rear garden with decking
- Ideal for first-time buyers or buy-to-let investors
- Excellent access to local amenities, schools and transport links to Doncaster and Mexborough



Attention first-time buyers and investors. This fantastic three-bedroom end-terrace property has recently been refurbished throughout and is ready to move straight into, or for immediate occupation by tenants.

Upon entering, you are welcomed by a spacious entrance hall. The ground floor comprises a large open-plan lounge/diner with a generous front-aspect window, flooding the space with natural light. The dining area, which could also be utilised as a second reception room, flows seamlessly into the rear-facing kitchen. The kitchen features a range of wall and base units, complementary worktops, and an electric oven and hob with an overhead extractor. There is also a large pantry providing excellent additional storage. A rear uPVC door offers direct access to the garden.

To the first floor are three well-proportioned bedrooms, with built-in storage to bedroom three. The bedrooms are served by a generously sized family bathroom featuring a modern bath, separate shower cubicle, wash basin and WC, along with a useful storage cupboard housing the combi boiler.

Externally, the property benefits from a large, landscaped and fully enclosed rear garden, complete with a decked seating area, well-maintained lawn and attractive pebbled borders.

Denaby Main offers a wide range of local amenities, including shops, an ASDA supermarket, restaurants, schools and healthcare facilities, along with excellent transport links to nearby towns such as Mexborough and Doncaster City Centre.

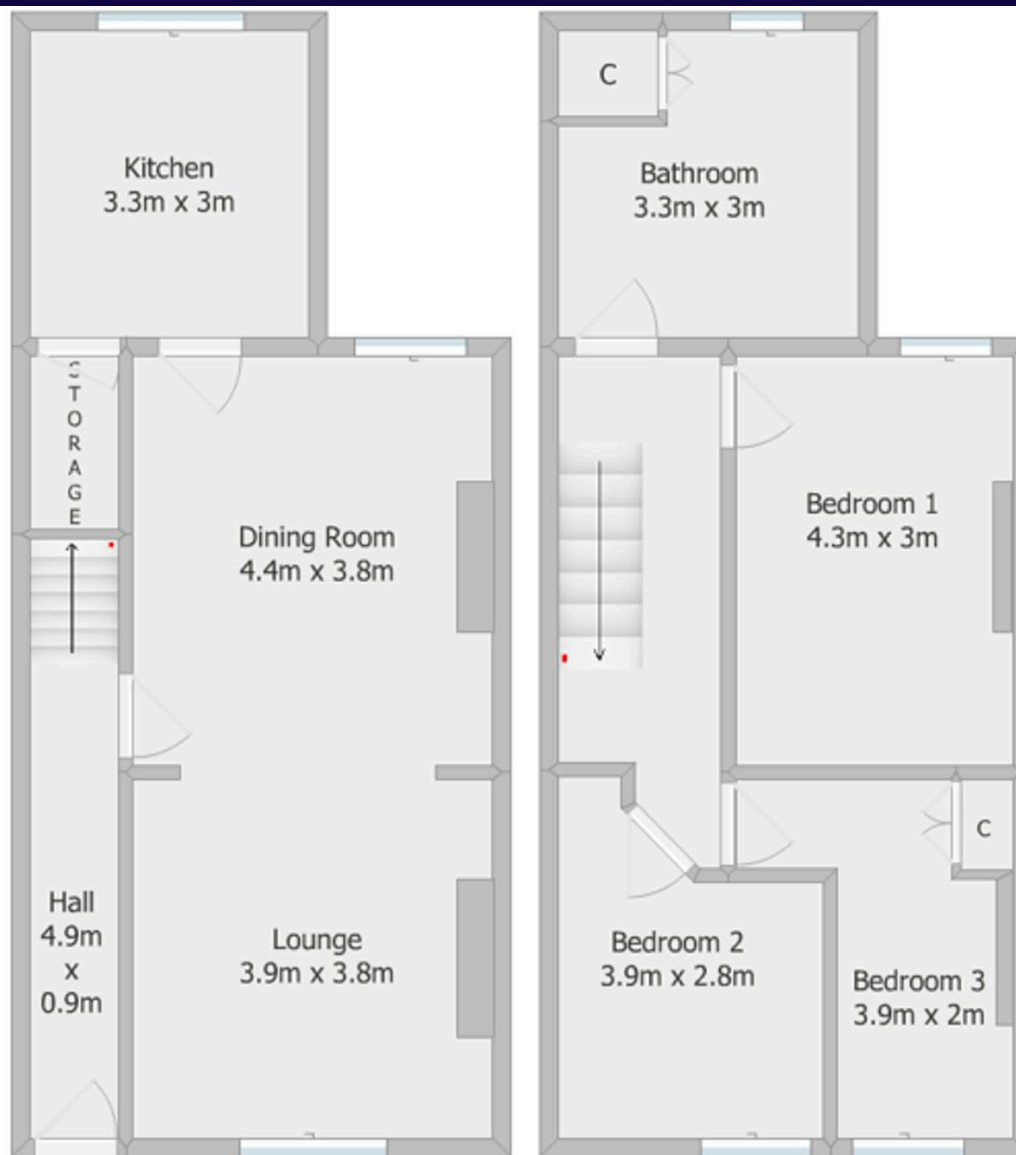












- **Ground Floor 51sqm**
- **First Floor 51sqm**
- **Total 102sqm**

ACR Estate Agents Ltd. This floor plan is not to scale and is for initial guidance only. Although every effort has been made to ensure the floor plan is accurate, we will not be held responsible for any incorrect measurements.