



**Basement Flat Thorne Road, Wheatley Doncaster**



**welcome to**

**Basement Flat Thorne Road, Wheatley Doncaster**

GUIDE PRICE: £70,000- £75,000. Situated in this sought after location close to amenities and transport links is this well-presented spacious basement flat. The property has allocated car parking and use of communal gardens.



### **Entrance**

A side facing sealed unit door gives access to the spacious entrance hall which has side facing obscure double glazed window and a central heating radiator.

### **Lounge Dining Room**

21' 7" to bay x 14' 7" to recess ( 6.58m to bay x 4.45m to recess )

A good sized lounge dining room with a rear facing double glazed bay window offering lots of natural light. The focal point of the room is the feature fireplace. There is a central heating radiator, dado and picture rail.

### **Kitchen**

17' 9" x 9' 7" ( 5.41m x 2.92m )

Fitted with wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has an electric cooker point, space for white goods, complimentary tiling and a central heating radiator.

### **Bedroom One**

17' 1" max x 10' 2" max ( 5.21m max x 3.10m max )

A good sized double room with a side facing double glazed window, a central heating radiator and a cupboard housing the gas central heating boiler.

### **Bedroom Two**

26' 10" max x 10' 4" to recess ( 8.18m max x 3.15m to recess )

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

### **Bathroom**

With a side facing obscure double glazed window. Fitted with a WC, a wash hand basin and a panelled bath with mixer tap and shower attachment. There is an extractor fan and a central heating radiator.

### **Outside**

The property has an allocated car parking space and communal gardens to the rear.



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## Basement Flat Thorne Road, Wheatley Doncaster

- GUIDE PRICE £70,000- £75,000
- WELL-PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- LARGE LOUNGE DINING ROOM
- KITCHEN

Tenure: Leasehold EPC Rating: D

guide price

**£70,000-£75,000**



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 May 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
DCR119124 - 0010

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