



Chestnut Avenue, Wheatley Hills Doncaster

welcome to

Chestnut Avenue, Wheatley Hills Doncaster

Located in the highly sought after area of Wheatley Hills, this well presented three bedroom semi-detached family home offers spacious accommodation throughout. The property boasts a generous rear garden, off road parking and a detached garage. Ideal for a growing or extended family!



Entrance

With a front facing composite door, stairs which rise to the first floor landing, original parquet flooring and a central heating radiator.

Lounge

With a front facing double glazed bay window, a central heating radiator and a feature log burner. There is coving to the ceiling, original parquet flooring and double doors into the dining room.

Dining Room

With rear facing double glazed French doors to the garden, original parquet flooring and a central heating radiator.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer. There is a wall mounted boiler, space for a fridge and freezer, plumbing for a washing machine and a gas cooker point. There is a rear facing door to the rear garden, a rear facing double glazed window and tiled flooring.

First Floor Landing

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

Bedroom One

With a front facing double glazed bay window, coving to the ceiling, a central heating radiator, a feature fireplace and fitted wardrobes.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath. There is tiling to the walls, two rear

facing obscured double glazed windows and a central heating radiator.

Outside

To the front of the property there is a shared hard standing driveway leading to a detached garage. To the rear the generous garden is mainly laid to lawn and features a patio area and mature shrubs and plants to the borders creating an ideal space for outdoor entertaining and hosting.

Garage

With 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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Chestnut Avenue, Wheatley Hills Doncaster

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- CLOSE TO A HOST OF AMENITIES AND EXCELLENT TRANSPORT LINKS
- DINING ROOM WITH FRENCH DOORS TO THE REAR
- OFF ROAD PARKING AND GARAGE

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

£190,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126557 - 0004

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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