



Harrowden Road, Wheatley Doncaster

welcome to

Harrowden Road, Wheatley Doncaster

A fabulous refurbished three bedroom semi-detached family home situated in this popular location benefiting from a spacious lounge, a modern kitchen and a ground floor WC. Ideal for a first time buyer or investor.



Entrance Hall

A sealed unit door gives access to the hallway which is open plan to the lounge. There is laminate flooring and stairs rising to the first floor landing.

Lounge

With front and side facing double glazed windows, a central heating radiator and laminate flooring.

Kitchen

With a rear facing double glazed window and a side facing external door. Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the stainless steel sink and drainer with mixer tap. The kitchen has an electric hob with extractor above, space for an oven, a cupboard housing the gas central heating boiler, downlights to the ceiling and plumbing for a washing machine.

First Floor Landing

With a side facing double glazed window.

Bedroom One

With a front facing double glazed bay window, a central heating radiator and downlights to the ceiling.

Bedroom Two

A double room with a rear facing double glazed window and a central heating radiator.

Bedroom Three

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

Bathroom

With a side facing obscure double glazed window. Fitted with a low flush WC, a wash hand basin fitted into a vanity unit with mixer tap and a corner shower cubicle with shower. There is a heated towel rail and partial tiling.

Outside

To the front of the property is a spacious driveway providing ample off road parking, whilst to the rear

there is a good sized enclosed garden with patio area and lawned sections.

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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welcome to

Harrowden Road, Wheatley Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- REFURBISHED THROUGHOUT
- MODERN KITCHEN
- SITUATED CLOSE TO DONCASTER ROYAL INFIRMARY
- OFF ROAD PARKING TO THE FRONT AND ENCLOSED GARDEN TO REAR

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125604 - 0003

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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