



Fernhurst Road, Wheatley Hills Doncaster

welcome to

Fernhurst Road, Wheatley Hills Doncaster

GUIDE PRICE £220,000-£230,000. This spacious and well-cared for three bedroom semi-detached home is situated in this sought after location close to local amenities and transport links. Benefiting from a dual aspect lounge dining room, useful utility, driveway and garage.



Entrance Hall

With a front facing sealed unit door with double glazed side panels, a central heating radiator and stairs which rise to the first floor.

Lounge Dining Room

Lounge Area

With a front facing double glazed window, a central heating radiator, coving to the ceiling and a feature fireplace housing the coal effect fire. Open plan access to the dining area.

Dining Area

With rear facing patio doors leading out to the rear garden, a central heating radiator and coving to the ceiling.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a four ring gas hob with splashback and extractor above, an electric oven and grill and space for a fridge-freezer. There is tiled flooring, a rear facing double glazed window, useful understairs pantry and access to the utility room.

Utility Room

Fitted with base units with work surfaces beneath which is plumbing for a washing machine and space for a tumble dryer. There is tiled flooring, a rear facing obscure double glazed window and a rear facing sealed unit door with obscure double glazed side panel. Access to the integral garage.

First Floor Landing

With a side facing double glazed window and access to the loft which is boarded and houses the boiler.

Bedroom One

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and fitted wardrobes.

Bedroom Two

With a front facing double glazed window, a central heating radiator, coving to the ceiling and laminate flooring.

Bedroom Three

With a front facing double glazed window, a central heating, laminate flooring and bulk head for the stairs with storage over.

Shower Room

Fitted with a wash hand basin fitted into a vanity unit with mixer tap and storage beneath and a walk-in shower. There is tiling to the walls and floor, downlights to the ceiling, an extractor fan, mood lighting, a chrome heated towel rail and a rear facing obscure double glazed window.

Separate W.C.

Fitted with a low flush WC and a side facing obscure double glazed window.

Outside

To the front of the property there is a lawned garden with a driveway providing off road parking and leads to the integral garage. There is a side access gate to the rear where there is a good sized enclosed lawned garden with paved patio, decked patio, an outside tap and open views to the rear.

Integral Garage

With an up and over door, a side facing window and courtesy door to the utility room.

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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Fernhurst Road, Wheatley Hills Doncaster

- GUIDE PRICE £220,000-£230,000
- WELL-PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE DINING ROOM
- UTILITY ROOM
- MODERN SHOWER ROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£220,000-£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR127131 - 0002

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