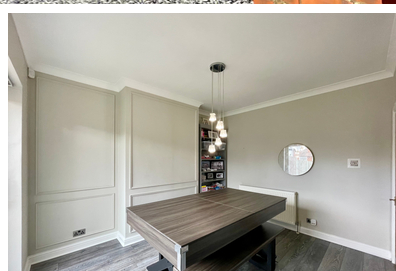
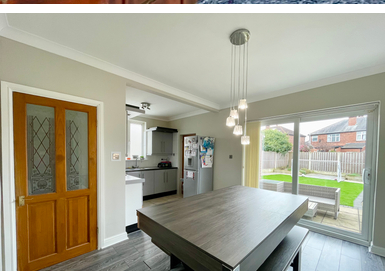


Anson Grove
Auckley
DN9 3QN
01302 867888



Hill Top Crescent, Doncaster

£225,000

3Keys Property is delighted to present for sale this 3-bedroom semi detached property, located in the popular Wheatley Hills area in Doncaster. This property has planning permission for a double storey extension to the side and is tastefully decorated featuring a spacious fitted kitchen/dining room with sliding doors opening onto the south facing landscaped rear garden, front aspect lounge with bay window, 2 double bedrooms, 1 single bedroom, family bathroom, ground floor shower room and utility room. There is a large gravel driveway with parking space for 3 cars. This home is an excellent opportunity for a growing family and is offered in good condition throughout. For more details, please contact 3Keys Property at 01302 867888.

- 3 BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS KITCHEN/DINING AREA WITH SLIDING DOORS ONTO GARDEN
- GROUND FLOOR SHOWER ROOM AND 1ST FLOOR BATHROOM
- 2 DOUBLE BEDROOMS & 1 SINGLE BEDROOM
- QUIET CUL DE SAC LOCATION IN WHEATLEY HILLS.
- SOUTH FACING LANDSCAPED REAR GARDEN
- FRONT ASPECT LOUNGE WITH BAY WINDOW
- UTILITY ROOM WITH PLUMBING FOR WASHING MACHINE
- DETACHED GARAGE & DRIVEWAY PROVIDING PARKING FOR UP TO 3CARS
- EASY ACCESS TO MOTORWAY NETWORK, CITY CENTRE & DONCASTER ROYAL INFIRMARY

PROPERTY DESCRIPTION

3Keys Property is delighted to present for sale this 3-bedroom semi detached property, located in the popular Wheatley Hills area in Doncaster. This property has planning permission for a double storey extension to the side and is tastefully decorated, featuring a spacious fitted kitchen/dining room with sliding doors opening onto the south facing landscaped rear garden, front aspect lounge with bay window, 2 double bedrooms, 1 single bedroom, family bathroom, ground floor shower room and utility room. There is a large gravel driveway with parking space for 3 cars. This home is an excellent opportunity for a growing family and is offered in good condition throughout.

GROUND FLOOR ACCOMMODATION

Spacious entrance hall which gives access to lounge, kitchen/dining room and stairs to first floor accommodation. With carpet to floor, single pendant light fitting, understairs cupboard and radiator.

The lounge has a large front aspect bay window, floor is fitted with carpet, radiator and single pendant light fitting.

The open plan fitted kitchen/dining area has sliding doors onto the patio. With wood effect laminate floor to the dining area and tiled floor to the kitchen. Integrated oven, hob and extractor hood, single pendant light fittings and radiator.

A door leads to the utility room which gives access to the shower room and side access external door to the driveway. There is a work top and plumbing for washing machine, single pendant light fitting and tiled floor.

Ground floor shower room which is mainly tiled has wc with hand basin, walk in shower, tiled floor, radiator and spot lighting..

FIRST FLOOR

Landing with side aspect window, carpet fitted to floor, radiator and access to loft. The landing gives access to all 3 bedrooms and the family bathroom.

Bedroom 1 is front aspect with carpet fitted to floor, radiator and single pendant light fitting.

Bedroom 2 is a double with rear aspect window, carpet fitted to floor, radiator and single pendant light fitting.

Bedroom 3 is a front aspect single bedroom, with carpet fitted to floor, radiator and single pendant light fitting.

The fully tiled family bathroom with a white suite comprising stand alone bath tub, hand basin and wc. There is a rear aspect obscure glass window, radiator, single pendant light fitting and tiled floor.

EXTERNAL

To the front of the property is a large gravel driveway with block paved border. The driveway provides up to 3 car parking spaces and there is access to the property from the front and the side. A side gate gives access to the south facing rear garden which is landscaped with artificial grass lawn, and patio area for alfresco dining and enjoying the sun.

The property is situated in the highly sought after area of Wheatley Hills, Doncaster. The property is well located for local amenities and schools. Also offering easy access to the motorway network, the city centre and local transport links. To view this well presented family home, contact 3Keys Property on 01302 867888.

ENTRANCE HALL

LOUNGE

3.53m x 4.30m (11' 7" x 14' 1") INTO BAY WINDOW



KITCHEN/DINING ROOM

3.63m x 3.19m (11' 11" x 10' 6") EXTENDING TO 5.46m x 2.60m (17' 11" x 8' 6")

UTILITY ROOM

.97m x 2.83m (3' 2" x 9' 3")

SHOWER ROOM

.76m x 2.18m (2' 6" x 7' 2")

LANDING

BEDROOM 1

3.86m x 3.51m (12' 8" x 11' 6")

BEDROOM 2

3.63m x 3.57m (11' 11" x 11' 9")

BEDROOM 3

1.80m x 2.37m (5' 11" x 7' 9")

BATHROOM

1.78m x 2.07m (5' 10" x 6' 9")

ADDITIONAL INFORMATION

TENURE: FREEHOLD

EPC: E

COUNCIL TAX BAND: B

LOFT ACCESS FROM LANDING - NO LADDER OR LIGHTING

HEATING - COMBINATION BOILER SERVICED ANNUALLY.

GARAGE -DETACHED WITH POWER & LIGHTING

PARKING - DRIVEWAY FOR UP TO 3 CARS

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification.

