

6 Bedroom(s), Semi-Detached House, Freehold

Axholme Road, Wheatley.



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen
- Ground Floor Shower Room
- Six Bedrooms
- Gated Frontage with Driveway

- Traditional and Full Of Character Semi Detached Family Home
- Three Reception Rooms
- Cellar With Multiple Rooms
- Family Bathroom and Separate Toilet
- Rear Enclosed Garden with Summer House/Bar

£350,000

For Sale

Book your viewing today Tel: 01302 247754

Owner's View

We have lived here for just over four years now and really enjoyed spending time renovating the property, there's still parts of it to finish but want to leave that to the new owners imagination as it has great potential to suit a larger family especially with the additional reception room and bedrooms on the top floor. Over the years we have enjoyed the spaces which we have created, the garden is a beautiful tranquil place and is south facing so perfect for sun lovers. Our bar is also a great space for entertaining and we have enjoyed many get together spa and parties in it, but again could be put to other uses like an office or playroom. It's a ten minute walk or car ride into Doncaster city with many shops restaurants and bars to enjoy. It is conveniently close to the hospital too. We have great neighbours all sides and opposite, it's quite a little community and this road belongs to the four streets one community so lots going on to get involved with. If we could pick this house up and move it with us, we really would.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1 33.6 m² FLOOR 2 77.2 m² FLOOR 3 84.3 m² FLOOR 4 44.7 m²
EXCLUDED AREA: TERRACE 2.6 m²
TOTAL : 240.9 m²

Matterport

Entrance Hallway



Kitchen



Bar/Sitting Room



Lounge



Snug



Ground Floor Shower Room



First Floor

Floor Plan



FLOOR 3



GROSS INTERNAL AREA:
FLOOR 1 33.6 m² FLOOR 2 27.3 m² FLOOR 3 31.3 m² FLOOR 4 44.7 m²
EXCLUDED AREAS: REFRIGERATOR 2.8 m²
TOTAL: 216.9 m²

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Bedroom



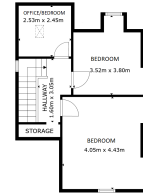
Bedroom



Bedroom



Floor Plan



Family Bathroom



GROSS INTERNAL AREA
FLOOR 1 33.6 m² FLOOR 2 27.3 m² FLOOR 3 24.3 m² FLOOR 4 44.7 m²
EXCLUDED AREAS: REAR PORCH 2.8 m²
TOTAL: 216.9 m²



Bedroom



Separate W/C



Bedroom



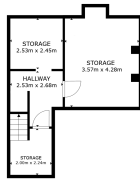
Second Floor

Bedroom/Study



Cellar

Floor Plan



FLOOR 1



GROSS INTERNAL AREA
FLOOR 1 33.6 m² FLOOR 2 77.3 m² FLOOR 3 61.3 m² FLOOR 4 44.7 m²
EXCLUSIVE AREAS: VERANDAS 6.8 m²
TOTAL: 216.9 m²
SIZES AND DIMENSIONS ARE APPROXIMATE - ACTUAL MAY VARY



External

Front Aspect



Rear Garden





Summerhouse



Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - No

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date - 2020

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date - 2020

Boiler Location - Back bedroom 1st floor

Approximate Electrical System Installation Date - Electrics fuse board and for outside added in 2021

Approximate Electrical System Test Date - 2021 we have certs

Fires/Heaters - None

Permanent Loft Ladder - No

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No

Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	