

Tel: 01302 247754 Email: info@thepropertyhive.co.uk Web: www.thepropertyhive.co.uk

2 Bedroom(s), Terraced House, Freehold

Baxter Avenue, Wheatley, Doncaster.









- 3D Virtual Tour Available
- Two Bedroom Terraced Home
- Kitchen
- · Family Bathroom
- Great Opportunity for First Time Buyers and Investors
- · No Chain
- Two Spacious Reception Rooms
- Cellar
- · Rear Enclosed Garden with Access to Rear
- Local Amenities and Transport Links

£100,000

For Sale



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#### **Owner's View**

Offered with no chain, this two-bedroom terraced property is ideal for first-time buyers, investors, or those looking to downsize. The home benefits from a rear enclosed garden and offers generous living space throughout. Inside, you'll find a fitted kitchen, two spacious reception rooms, a family bathroom, and two well-sized bedrooms. Situated in a popular residential area of Wheatley, the property is conveniently placed for local amenities, schools, and transport links into Doncaster town centre and beyond.

#### **Ground Floor**

Floor Plan

#### **Kitchen**





Lounge





**Dining Room** 





**First Floor** 

Floor Plan



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#### Master Bedroom



#### **Bedroom**



**Bathroom** 



**Externals** 

#### **Front Aspect**



**Rear Garden** 





#### **Property Information**

Council Tax Band - A
Utilities - Mains Gas, Mains Electricity, Mains Water
Water Meter - No
Tenure - Freehold
Solar Panels - No
Space Heating System - Gas Boiler with radiators
Approximate Heating System Installation Date Water Heating System - Gas boiler (Combi)



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Approximate Water Heating Installation Date Boiler Location - upstairs landing cupboard near the bathroom
Approximate Electrical System Installation Date Permanent Loft Ladder - No
Loft Insulation - Yes
Loft Boarded out — 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.



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### **Energy Performance Certificate**