

**3 Bedroom(s), Semi-Detached House, Freehold**

**Trusdale Close, Wheatley, Doncaster.**



- 3D Virtual Tour Available
- Modern Kitchen Diner with Patio Doors
- Family Bathroom
- Lounge
- Driveway for Two Cars

- Three Bedroom Three Storey Semi Detached Town House
- Contemporary Ground Floor W/C
- Second Floor Dedicated to Master Bedroom and En Suite
- Rear Enclosed Garden
- Local Amenities and Transport Links

**£210,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754



## Owner's View

For us, the convenience of being so close to the train station which is accessible by foot, by car or by bus has been invaluable. The proximity to a wide range of shops has had no end of benefits, and the locals discount at the pub is a big plus. We've loved living here, the size of the main bedroom was one of the biggest attractions for us alongside having a toilet on every level. The kitchen diner with the patio doors has been great for hosting and entertaining too.

## Ground Floor

### Floor Plan

### Entry



### Kitchen Diner



### Lounge





## W/C



## First Floor

### Floor Plan

### Bedroom



## Bedroom



## Bathroom



## Second Floor

### Floor Plan



## Master Bedroom and En Suite



## Externals

### Front Aspect



## Rear Garden



## Property Information

Council Tax Band - B

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date -

Water Heating System - Gas boiler (Combi)

Approximate Water Heating Installation Date -

Boiler Location - In the kitchen

Approximate Electrical System Installation Date -

Permanent Loft Ladder - No

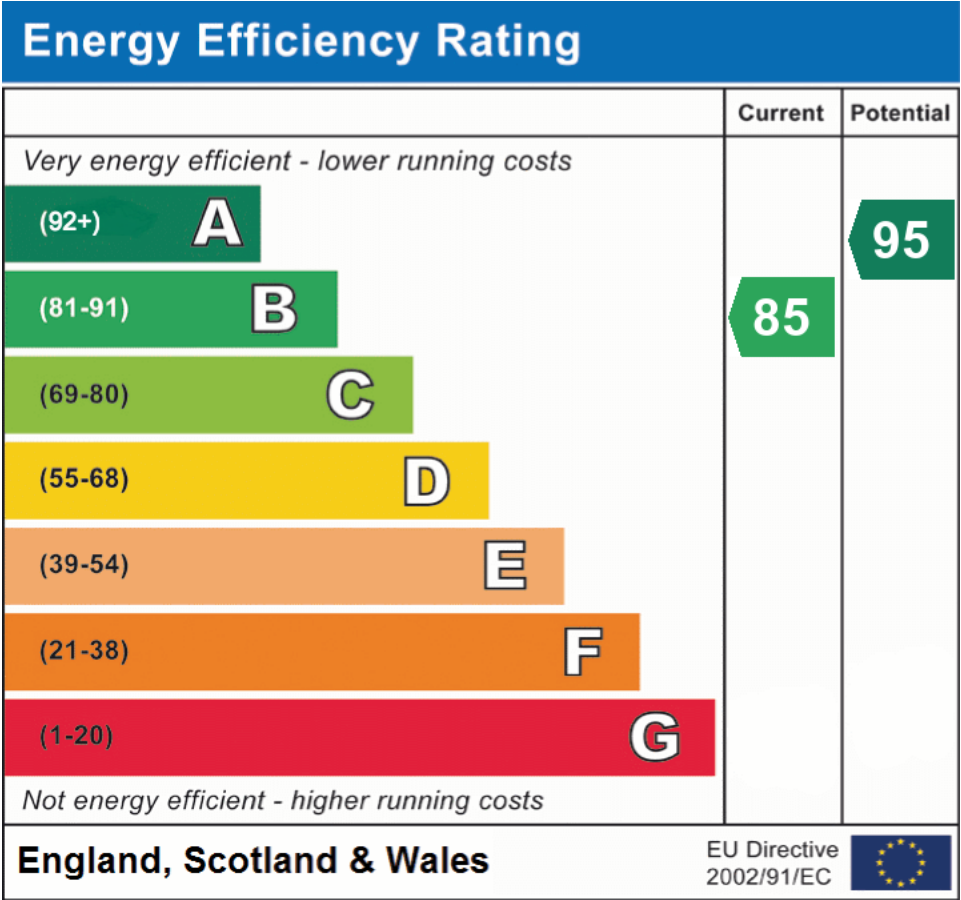
Loft Insulation - Yes

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.



## Energy Performance Certificate



All measurements provided are approximate and should be verified before exchange of contracts. No appliances have been tested and should be checked to ensure they are in good working order.