

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

Trusdale Close, Wheatley, Doncaster.



- 3D Virtual Tour Available
- Modern Kitchen Diner
- En Suite to Master Bedroom and Family Bathroom
- Conservatory
- Rear Enclosed Garden

- Well Presented Four Bedroom Semi Detached Family Home
- Utility Room and Ground Floor W/C
- Lounge
- Driveway
- Local Amenities and Transport Links

**Offers Over
£270,000
For Sale**

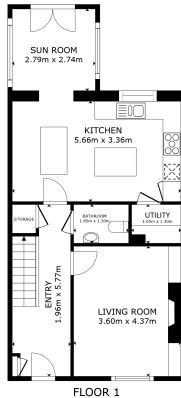
Book your viewing today Tel: 01302 247754

Owner's View

We have loved living here, it's a very friendly neighbourhood where everyone looks out for each other. It's in a fab position as it's in walking distance to Wheatley retail park with its shops and cafes and the newly revamped M&S, there is also the local pub across the road. There is a New bus route that passes the estate to get into town and the train station. It also has easy access to both the M18 & A1 motorways. Plenty of walks around the area including Sandall park with its playground and lake.

Ground Floor

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 40.9 sq. m. FLOOR 2: 31.2 sq. m.
TOTAL: 72.1 sq. m.



Entry



Kitchen Diner



Lounge



Conservatory



Utility

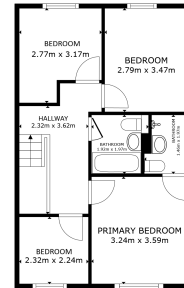


W/C



First Floor

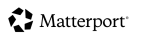
Floor Plan



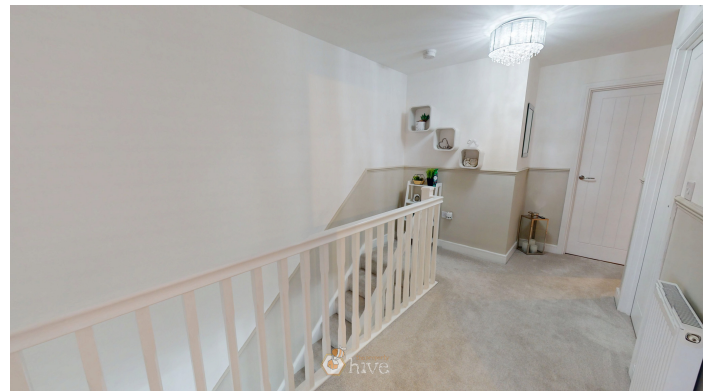
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 60.0m² FLOOR 2: 32.2 m²
TOTAL: 92.2 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Landing



Master Bedroom & En Suite





Bedroom



Family Bathroom



Bedroom



Externals

Front Aspect

Bedroom



Rear Garden



Property Information

Council Tax Band - C

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 - 11/10/2021

Water Heating System - Gas Boiler (Hot Water Tank)

Approximate Water Heating Installation Date - 11/10/2021

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 11/1/2021

Permanent Loft Ladder - No

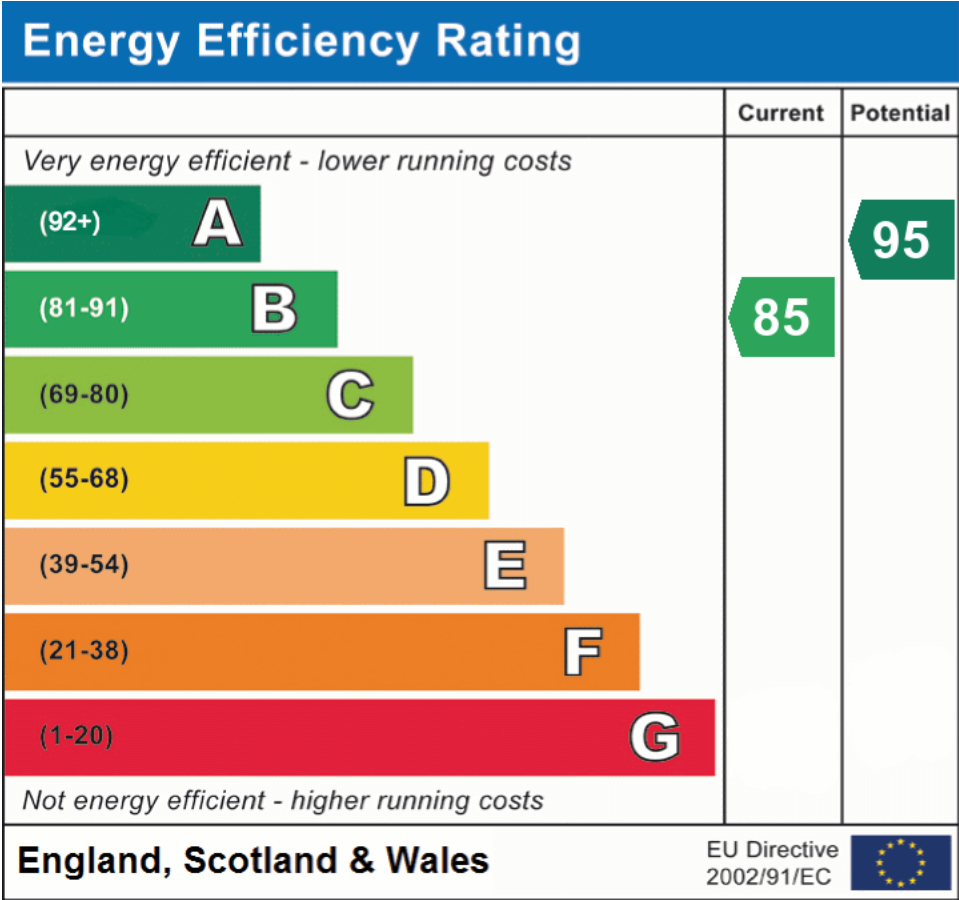
Loft Insulation - Yes

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



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