

**2 Bedroom(s), Terraced House, Freehold**

**Aidans Close, Long Sandall, Doncaster.**



- 3D Virtual Tour Available
- Modern Kitchen Diner
- Ground Floor W/C
- Family Bathroom
- Well Presented

- Two Bedroom Terraced Home
- Lounge
- Rear Enclosed Garden
- Popular Estate in Wheatley
- Communal Car Park with Allocated Space

**£139,999**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

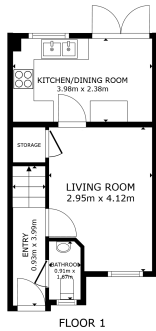


## Owner's View

Nestled in a quiet cul-de-sac in the popular Wheatley area of Doncaster, this beautifully presented two-bedroom semi-detached home offers modern living in a sought-after location. Step inside to discover a spacious lounge and a stylish open-plan kitchen diner, finished to a high standard and perfect for entertaining or relaxed family meals. The kitchen leads out to a low-maintenance rear garden that enjoys plenty of sunlight – a true sun trap ideal for summer days and outdoor living. Upstairs, you'll find two well-proportioned bedrooms and a sleek, modern family bathroom. The property also benefits from a convenient ground floor W/C, making it practical for both everyday living and guests. Externally, there's a communal car park with an allocated space, ensuring hassle-free parking right on your doorstep. Perfect for first-time buyers, downsizers or investors, this move-in-ready home combines comfort, style and convenience in a great location close to local amenities, transport links and schools.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 28.2 sqm FLOOR 2: 26.5 sqm  
ENCLOSURE AREAS: FLOOR 1: 34.7 sqm  
TOTAL: 54.7 sqm

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

### Kitchen Diner



### Lounge



W/C



First Floor

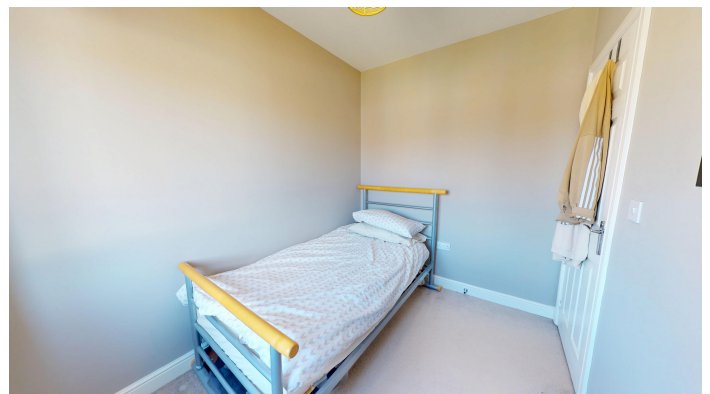
Floor Plan



Master Bedroom



Bedroom



Family Bathroom



Externals



## Front Aspect



Approximate Water Heating Installation Date -

Boiler Location - Kitchen

Approximate Electrical System Installation Date - 5/10/2012

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.

## Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

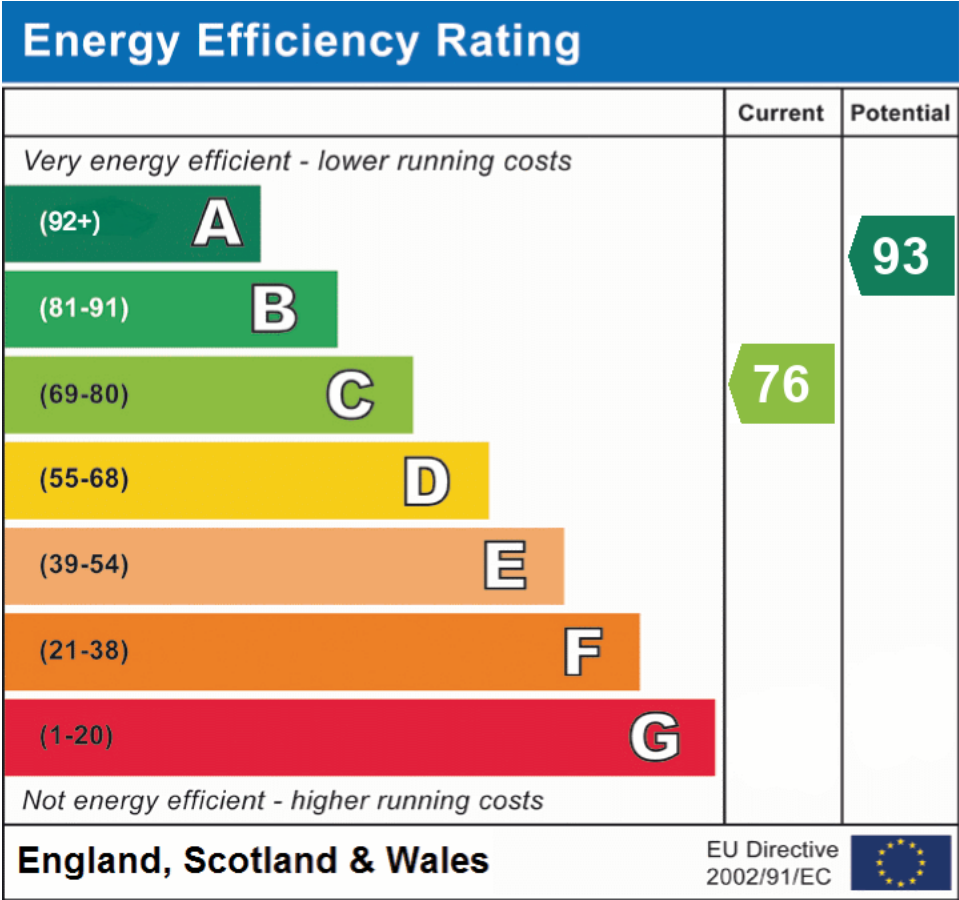
Approximate Heating System Installation Date - 5/10/2012

Water Heating System - Gas boiler (Combi)

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## 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.