



Boundary Avenue, Wheatley Hills Doncaster

welcome to

Boundary Avenue, Wheatley Hills Doncaster

Situated in this sought after location is this spacious three bedroom semi-detached home with front, side and rear gardens, off road parking and a garage. Ideal for growing families and available with no onward chain!



Entrance Porch

With front facing French doors, front and side facing double glazed windows, quarry tiled flooring and a further door giving access to the entrance hall.

Entrance Hall

With coving to the ceiling, a central heating radiator, laminate flooring, a built-in storage cupboard, stairs which rise to the first floor landing and an understairs storage cupboard.

Lounge

With a front facing double glazed window, a central heating radiator, coving to the ceiling, wall light point, a feature fireplace and a door giving access to the dining room.

Dining Room

With a rear facing window, a central heating radiator, coving to the ceiling and a door leading out to the rear garden.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the ceramic sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven and under counter space for a fridge. There are side and rear facing windows, splashback tiling, a central heating radiator and access through to the ground floor shower room/utility.

Shower Room / Utility

With rear and side facing double glazed windows, a shower cubicle with shower and plumbing for a washing machine. Access through to the WC.

W.C.

Fitted with a low flush WC and a wash hand basin fitted into a vanity unit with mixer tap. There are rear and side facing obscure double glazed windows.

First Floor Landing

With a side facing double glazed window, coving to the ceiling and access to the loft.

Bedroom One

With a front facing double glazed window and a central heating radiator.

Bedroom Two

With a rear facing double glazed window, coving to the ceiling, a central heating radiator and fitted wardrobes with cupboards which extend over the bed.

Bedroom Three

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

Fitted with a low flush WC, a wash hand basin and a bath with mixer tap and shower attachment. There is partial tiling to the walls, a central heating radiator, built-in storage cupboards and a rear facing obscure double glazed window.

Attic

A useful space with a side facing double glazed window and a central heating radiator.

Outside

To the front of the property there is a lawned garden with a paved driveway providing off road parking which leads to the garage. To the rear of the property there is an enclosed lawned garden with paved patio, shrubs and trees to the borders and a garden shed.

Garage

With double doors, light, power and maintenance pit.

Agent's Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/DCR126851



welcome to
Boundary Avenue, Wheatley Hills
Doncaster

- SPACIOUS LOUNGE
- SEPARATE DINING ROOM
- SHOWER/UTILITY ROOM
- GROUND FLOOR WC
- THREE BEDROOMS

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in the region of
£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR126851



Property Ref:
DCR126851 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk