

Details as provided by the vendor



7 Grove Hill Road, Wheatley Hills

A superbly presented 3 bedroom semi detached home having modern decoration, open dining kitchen with patio doors to the gardens, gas heating and double glazing. Comprises ; hallway, bay windowed lounge, open dining kitchen, landing, 3 bedrooms, contemporary shower room, lovely gardens with side handy workshop. Viewing Highly Recommended.

Offers In Region Of £145,000

Viewing

By appointment only

Tenure Freehold

A stylishly appointed 3 bedroom traditional bay fronted semi detached home, situated on this popular side road of Grove Hill Road, near to some of Wheatley Hills local shops and amenities, and which could possibly suit a growing family or starter buyer alike.

The property's accommodation has a great open living kitchen with upvc doors that out to the gardens, gas central heating, majority double glazed windows, an excellent standard of internal presentation, off road parking, and a good size rear garden.

The property is situated along this popular side road, with the accommodation comprising of: upvc door with double glazed obscure panels opening to the traditional entrance hallway with stairs and spindles rising to the first floor, bay fronted and stylishly decorated front lounge with box bay seat, open dining kitchen with built in double oven, laminate flooring and patio doors; first floor landing, three bedrooms, and a modern contemporary shower room.

The property is set back from Grove Hill Road behind a brick boundary wall and off road parking for vehicles. There is a side covered workshop with double gates that lead through to the rear gardens. The rear gardens are great for the growing family, and are lawned, and to the rear there is a decking, a pergola, ideal for seating and entertaining, and a further large storage outbuilding.

VIEWING HIGHLY RECOMMENDED VIA THE SELLING AGENTS

GENERAL SITUATION AND DIRECTIONS

Wheatley Hills is a select residential suburb of Doncaster, conveniently situated approximately one and a half miles from Doncaster town centre. Wheatley Hills benefits from three recreational parks and is home to Wheatley Hills tennis club and golf club.

ACCOMMODATION

Front pvc door with double glazed obscure panels opens to the entrance hallway.

ENTRANCE HALLWAY

A nice size traditional entrance hallway, having stairs and spindles rising to the first floor, radiator, useful under stairs cupboard, and access leads to the lounge and dining kitchen.



LOUNGE

14' 0" x 11' 4" (4.27m x 3.45m) (Into bay)

A very stylishly decorated front facing lounge with traditional arched bay with double glazed window and contemporary box seat. To one side of the room is the focal point, radiator, coving to the ceiling, and socket points.



OPEN DINING KITCHEN

17' 9" x 12' 1" (5.41m x 3.68m) (Reducing to 9'3)

Being the main hub of the property this open dining kitchen has a range of modern painted grey units with contrasting work surfaces. Situated within the kitchen units is the stainless steel built in double oven, plumbing for a washing machine, stainless steel sink, complementary black tiled splashbacks, 5 ring stainless steel gas hob with hood over, downlights to the ceiling, coving, laminate flooring that flows through the room, radiator, socket points, wall mounted gas boiler, upvc French doors lead out to the patio and gardens, and an excellent standard of internal presentation.



DINING KITCHEN



DINING KITCHEN



FIRST FLOOR LANDING

Having access to the main bedrooms and contemporary shower room.



BEDROOM 1

14' 9" x 9' 7" (4.5m x 2.92m) (First measurement in front of the bay, and second measurement in front of the wardrobes)

This main double bedroom enjoys the front elevation views, and has a range of modern sliding wardrobe doors, with an abundance of storage and hanging space, radiator, socket point, and double glazed window to the front elevation.



BEDROOM 2

12' 11" x 10' 10" (3.94m x 3.3m) This rear facing double bedroom has a range of standing wardrobes and houses the cylinder tank. There is a socket point and double glazed window to the rear.



BEDROOM 3

5' 10" x 7' 10" (1.78m x 2.39m) A front facing single bedroom has modern decoration, a radiator, and double glazed window to the front.



SHOWER ROOM

A very modern and contemporary shower room that was refurbished approximately 3 years ago and has a walk in shower cubicle with glass screen and easy wipeable wall surfaces. There is a low flush w.c., wash hand basin with chrome mixer tap and useful cupboard unit, wall mounted towel rail, down lights to the ceiling and double glazed obscure window to the rear.



OUTSIDE

The property is situated along Grove Hill Road, within easy walking distance of some of Wheatley Hills local shops, and is set back behind a brick boundary wall, which provides access for off road parking to the front of the property.

There is a large side workshop with gates to the front and rear.



REAR GARDENS

The rear gardens are ideal and great for the growing family, and provide a good sized family garden that is lawned, and has various patios and decking, which are great for seating and entertaining, a pergola, and a further large storage outbuilding.



REAR GARDENS



REAR GARDENS



REAR GARDEN VIEW



DATED - 13/01/2020

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included in the sale.

Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

