

# 92 The Grove

## Wheatley Hills, Doncaster, DN2 5SG

## Asking Price £220,000

Available with NO ONWARD CHAIN is this beautifully presented and stylishly decorated throughout, three-bedroom semi-detached home offering modern living in a convenient residential location. The property features a spacious open-plan kitchen diner with French doors leading out to the rear garden, alongside a separate lounge providing a comfortable space to relax. Upstairs, there are three bedrooms and a contemporary family bathroom. Externally, the property boasts a generous driveway providing ample off-road parking, while the enclosed rear garden offers a combination of lawn and patio seating area.

Situated in the popular Wheatley Hills area, the property is conveniently placed for local amenities, schools and shopping facilities, including Wheatley Centre Shopping Park. Doncaster town centre and Doncaster Royak Infirmary is within easy reach, with access to public transport, Doncaster railway station and the wider motorway network, including the A1(M) and M18, making this an appealing choice for commuters and those seeking convenient access to the surrounding area.

An excellent opportunity to purchase a well-presented home offering modern interiors, outdoor space and a convenient location.

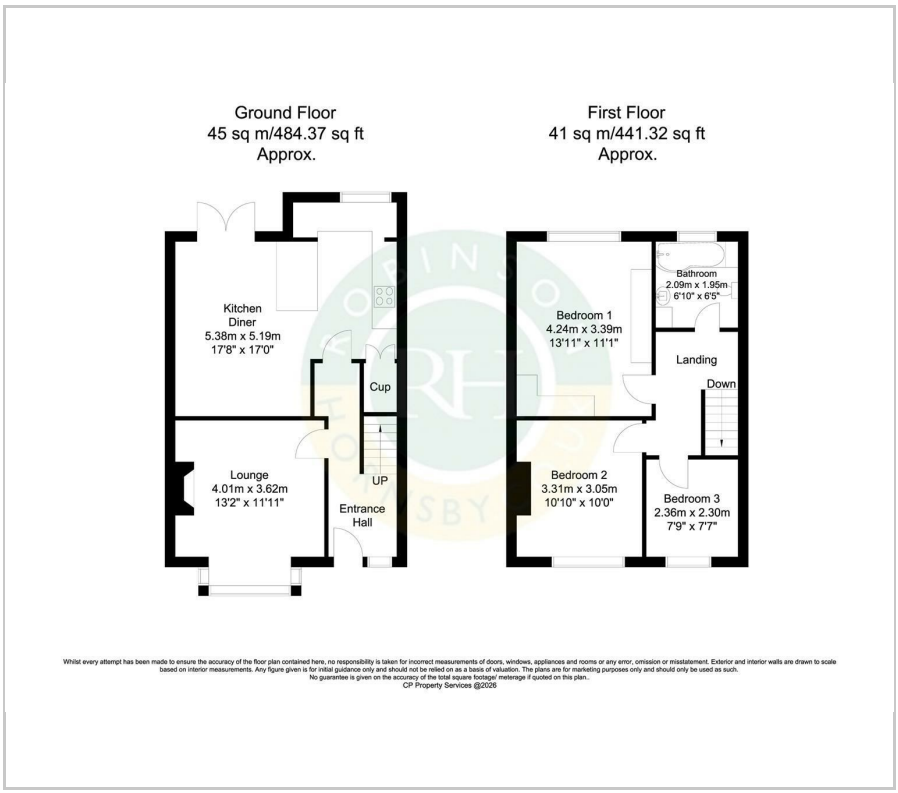
- Attractive three-bedroom semi-detached home
- Stylishly presented throughout
- Spacious open-plan kitchen diner
- French doors opening onto the rear garden
- Separate lounge
- Modern fitted kitchen with breakfast bar
- Three first-floor bedrooms
- Contemporary family bathroom
- Generous driveway with ample off-road parking
- Convenient Wheatley Hills location with local amenities, Doncaster Royal Infirmary, public transport and excellent road links

## Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.

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## Floor Plan

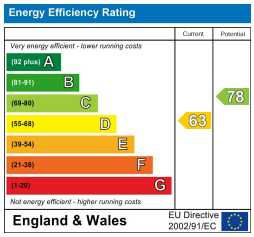


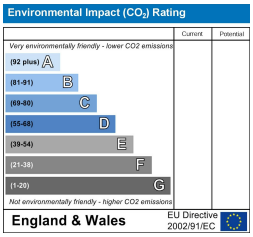

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan..
CP Property Services @2026

## Area Map




## Energy Efficiency Graph












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