



74 Woodhouse Road, Doncaster, DN2 4DF

**Asking Price £185,000**

Located in this sought after area of Wheatley with excellent access to local amenities and transport links is this spacious and extended three bedroom semi-detached family home which is offered to the market with no onward chain and the option of sitting tenant.

## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage - Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Entrance Hallway

With a front facing sealed unit door, a useful storage cupboard, a side facing double glazed window, laminate flooring and stairs which rise to the first floor landing.

## Lounge 13'5" to recess x 16'6" to bay (4.09m to recess x 5.03m to bay)



With a front facing double glazed bay window and laminate flooring. The focal point of the room is the feature fireplace which houses the gas pebble effect fire.

## Dining Kitchen 18'8" plus recess x 14'0" (5.71m plus recess x 4.29m)



With a side facing double glazed window and a rear facing sealed unit door. Fitted with a range of wall and base units with coordinating wooden work surfaces housing the sink and drainer with mixer tap. The kitchen has a gas hob, an electric oven and splash back tiling. With rear facing upvc french doors entering the garden.

## Master Bedroom 10'0" x 14'9" (3.05 x 4.51m)



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

## Bedroom Two 12'0" x 11'1" (3.67 x 3.38)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

### Bedroom Three 7'2" x 8'8" (2.20 x 2.65m)



With a front facing upvc window and central heating radiator

### Bathroom



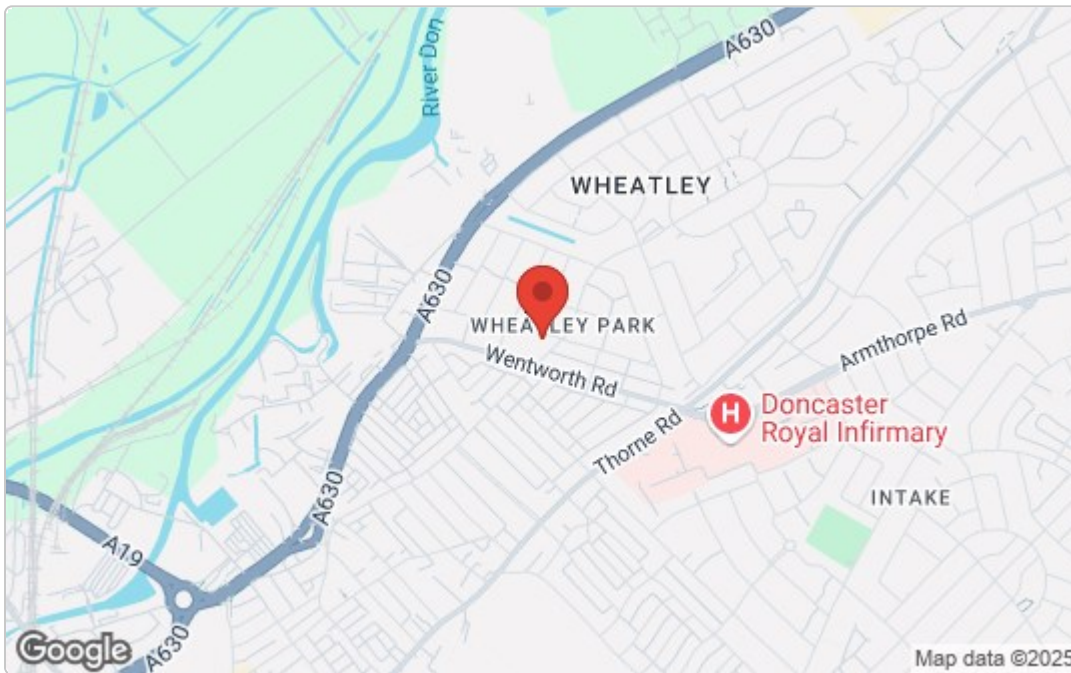
Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### External

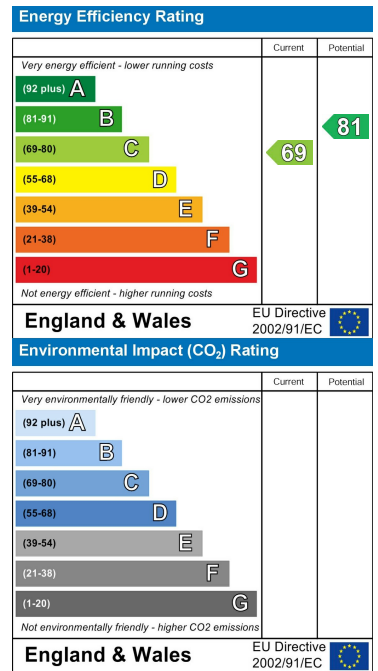
To the front of the property is a driveway providing off road parking, whilst to the rear is a low maintenance paved garden area.

# Floor Plan

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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