



Laurel Avenue, Moorends,  
Doncaster



### Offers in excess of £185,000

- Two Double Bedrooms
- Two Reception Rooms
- Garage With Electric Door
- Large Driveway For Multiple Vehicles
- Integrated Appliances
- Four Piece Suite
- South Facing Garden
- Close To Amenities
- Freehold
- EPC rating E





Welcome to this fantastic opportunity—a detached bungalow that's full of potential and ready for a new owner to make their mark! Nestled in a sought-after area with excellent public transport links, nearby schools, and a range of handy local amenities, this property offers both convenience and great promise.

Step into the bright and modern kitchen, thoughtfully designed with integrated appliances to make everyday meal preparation an absolute pleasure. Whether you're a keen cook or simply enjoy a stylish space to dine, this kitchen is sure to impress.

You'll also find two good-sized reception rooms: a cosy lounge, perfect for relaxing evenings in, and a bright dining area, just right for sharing meals with family and friends.

There are two spacious double bedrooms, each offering built-in wardrobes and ample space for your own design flair and comfortable living arrangements. The bathroom is fitted with a contemporary four-piece suite.

One of the standout features is the wonderful south-facing garden, bathed in sunlight throughout the day—an inviting enclosed space perfect for entertaining. The property also boasts a driveway for multiple vehicles and a large garage with electric doors.

The property's energy performance rating is E and it falls within council tax band B, making it a practical choice for a variety of buyers.

If you're looking for a detached bungalow in a well-connected location, this bungalow is brimming with opportunity. Don't miss your chance to transform this charming property into your perfect home—contact us today to arrange a viewing!

Kitchen 3.24m x 2.9m (10'7" x 9'6")

Dining Room 2.9m x 2.7m (9'6" x 8'11")

Living Room 4.11m x 4m (13'6" x 13'1")

Bedroom One 3.4m x 3.05m (11'2" x 10'0")

Bedroom Two 3.5m x 3.03m (11'6" x 9'11")

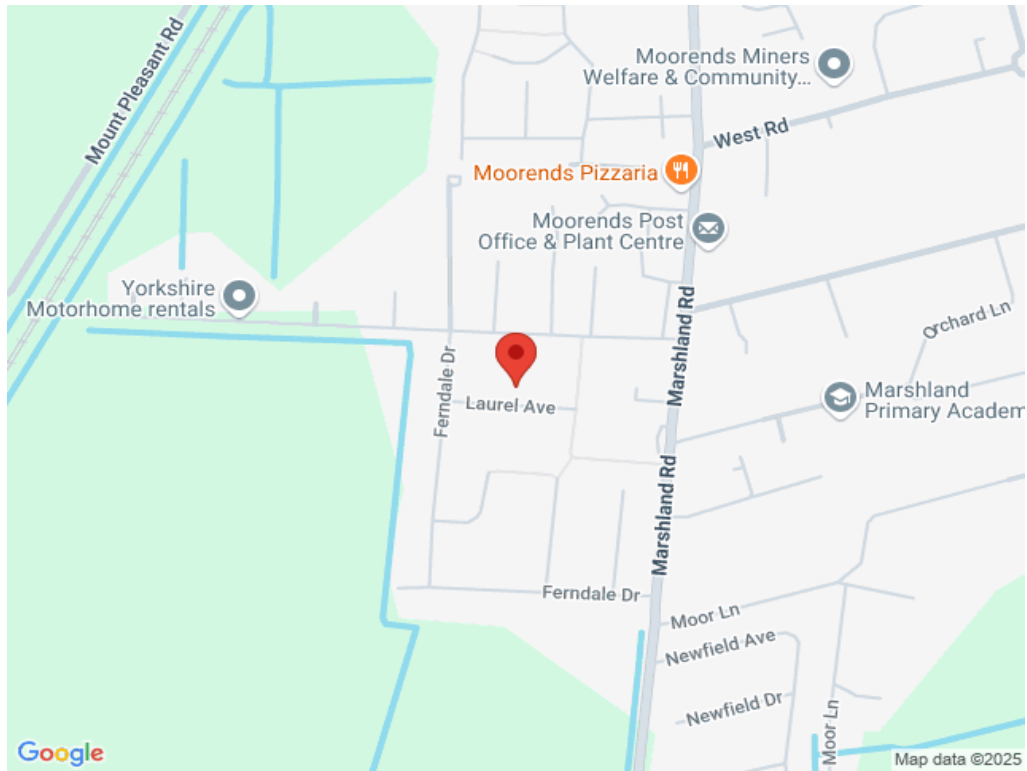
Bathroom 2.31m x 1.8m (7'7" x 5'11")

### Disclaimer

Disclaimer - Laurel Avenue Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Images include optional upgrades at additional cost. These and the dimensions given are illustrative for this house type and individual properties may differ, in particular, final elevations of the property purchased may differ from those shown. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

### AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.



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