



## Marshland Road, Moorends, Doncaster



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### Offers in excess of £140,000

- Spacious Living
- Well Presented Throughout
- Downstairs Toilet & Utility
- Perfect Family Home!
- Large Enclosed Garden
- Close To Amenities
- Freehold
- EPC rating TBC





Welcome to this immaculate end of terrace house, perfectly situated in a sought-after location with excellent public transport links, reputable nearby schools, and a host of local amenities all within easy reach. This is a fantastic opportunity for anyone seeking a welcoming home that blends style, comfort, and convenience.

Step inside to discover a spacious lounge, thoughtfully designed for relaxation and entertaining alike. The room is filled with natural light, thanks in part to the patio doors that open directly onto the large garden - an ideal spot to enjoy summer barbecues, family gatherings, or simply unwind after a busy day. The modern kitchen is both stylish and practical, offering plenty of space for culinary adventures, while the handy utility room provides additional storage and laundry options.

Accommodation comprises three well-proportioned bedrooms: two generous doubles and one single, making it perfect for families or those who need extra space for guests or a home



office. Upstairs, the bathroom is presented in excellent order, while a convenient downstairs toilet adds further practicality to the home.

Every detail of this property has been maintained to a high standard, ensuring you can move in and feel at home straight away. With its large garden, immaculate interior, and prime location near schools and transport links, this house is ready to offer its next owners comfort, convenience, and plenty of space to grow. Book your viewing today and see for yourself what makes this home so special!

Kitchen 5.14m x 2.42m (16'11" x 7'11")

Utility 3.32m x 1.31m (10'11" x 4'4")

W.C 1.53m x 1.26m (5'0" x 4'1")

Living Room 5.16m x 4.7m (16'11" x 15'5")

Bedroom One 3.2m x 3.4m (10'6" x 11'2")

Bedroom Two 2.81m x 2.6m (9'2" x 8'6")







Bedroom Three 2m x 3.23m (6'7" x 10'7")

Bathroom 1.61m x 1.7m (5'4" x 5'7")

### Disclaimer

Marshland Road - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

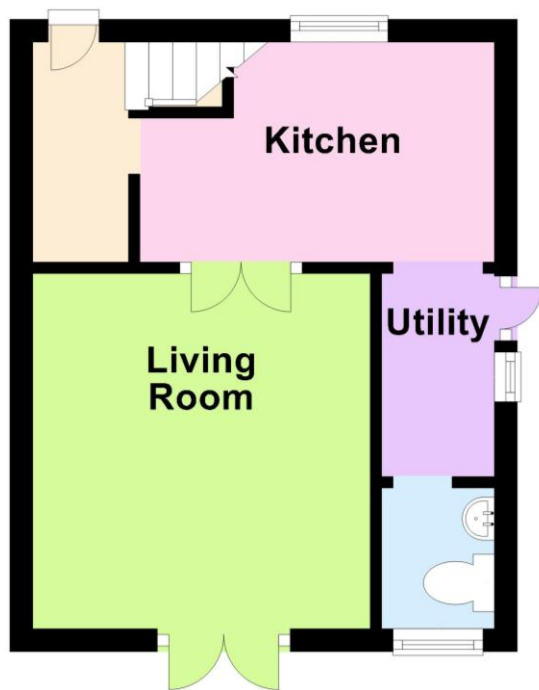
### AML

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.











Northwood Thorne

01405 814999

[thorne@northwooduk.com](mailto:thorne@northwooduk.com)