



**11 Kents Gardens
Moorends DN8 4QD**

**Offers Over £100,000
FREEHOLD**

EXTENDED THREE bedroom semi-detached house located in a small cul-de-sac. Entrance hall, lounge, sitting/dining room and extended kitchen. UPVC double glazed. Gas central heating. Wet room. EPC rating C. Generous sized rear garden. Some cosmetic improvements required but would be a great first home or investment.



- THREE BEDROOM SEMI-DETACHED
- EXTENDED TO THE REAR
- Lounge, Sitting/dining room
- Extended kitchen

ENTRANCE HALL

Front UPVC double glazed window. Staircase leading to the first floor with useful storage below. Built-in storage cupboard. Doors off to the dining/sitting room and kitchen. Radiator.

SITTING/DINING ROOM

12'0" x 9'5"

Front facing UPVC double glazed bow window. Radiator. Bi-fold doors leading into the lounge.

LOUNGE

13'9" x 10'10"

Rear facing UPVC double glazed french doors. Cream fireplace with coal effect electric fire. Radiator.

KITCHEN

19'6" x 7'5"

Side and rear facing UPVC double glazed window and side facing UPVC double glazed entrance door. Fitted with a range of white wall and base units with black marble effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer. Space for washing machine and space for electric cooker. Radiator.

LANDING

Side facing UPVC double glazed window. Loft access. Doors off to all rooms.

BEDROOM ONE

11'7" x 10'11"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

11'11" x 10'11"

Rear facing UPVC double glazed window. Built-in cupboards which also house the wall mounted gas combi central heating boiler. Radiator.

BEDROOM THREE

8'9" x 7'4"

Front facing UPVC double glazed window. Radiator.

WET ROOM

7'6" x 7'4"

Rear facing UPVC double glazed window. Fitted with a white wash hand basin and w.c with wall mounted electric shower.

OUTSIDE

There is a lawned front garden with shared driveway to the side leading through a large timber gate onto a concrete hard



- UPVC double glazed
- Gas central heating
- Wet room
- Generous rear garden
- NO UPWARD CHAIN INVOLVED

standing/parking area. The rear garden is a generous size, which is lawned with timber panelled fencing.

NO UPWARD CHAIN

BROADBAND

Basic 3 Mbps

Superfast 71 Mbps





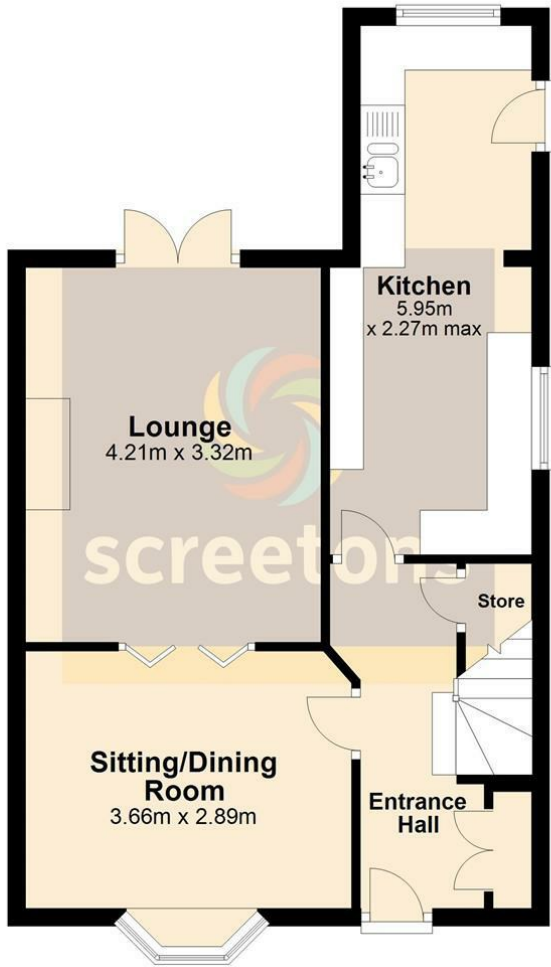


Additional Information

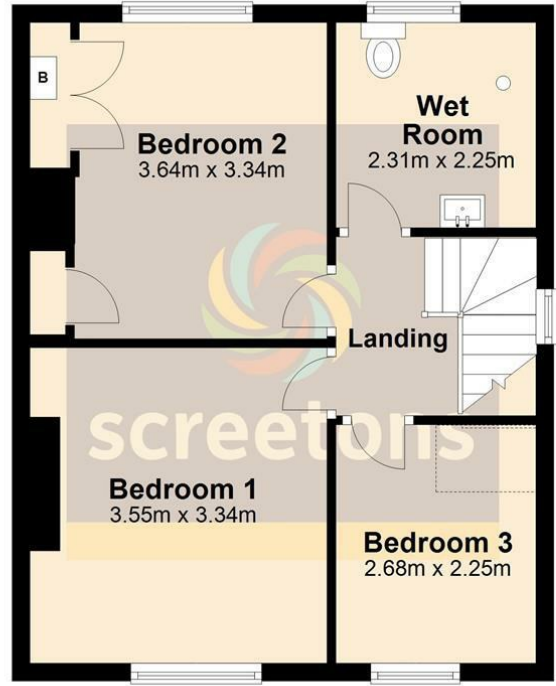
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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