



8 The Hermitage Moorends DN8 4PE

Offers Over £120,000

FREEHOLD

Perfect First Time Buy. Deceptively large THREE bedroom semi-detached house. Front and rear gardens. Large driveway space. Lounge/dining room. Fitted kitchen. Utility porch. Quiet side road. NO UPWARD CHAIN.



- THREE BEDROOM SEMI-DETACHED HOUSE • Entrance hall, Lounge/dining room • Fitted kitchen, Utility porch

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Doors off to the lounge and kitchen. Laminate floor. Radiator.

LOUNGE

15'6" x 9'8"

Front facing UPVC single glazed window. Feature fireplace display opening. Laminate floor. Radiator. Open access into the dining room.

DINING ROOM

12'1" x 8'5"

Rear facing UPVC double glazed window. Laminate floor. Radiator.

KITCHEN/BREAKFAST ROOM

12'8" x 12'1"

Rear facing UPVC double glazed window and glazed door leading into the rear entrance lobby. Fitted with a range cream shaker style wall and base units with butchers block worksurfaces incorporating a belfast style ceramic sink. Matching breakfast bar with radiator below. Integrated under counter fridge and freezer. Free standing electric range style cooker. Laminate floor.

REAR LOBBY

Side facing UPVC double glazed stable style door. Open access into the utility area and door into the w.c.

W.C

2'11" x 2'7"

Fitted with a sink and space for toilet which has been removed. Wall mounted gas combi central heating boiler.

UTILITY AREA

6'5" x 3'1"

Space and plumbing for washing machine and dryer.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Built-in airing cupboard. Loft access. Radiator.

BEDROOM ONE

14'1" x 9'10"

Rear facing UPVC single glazed window. Laminate floor. Radiator.

BEDROOM TWO

12'0" x 10'5"

Front facing UPVC double glazed window. Laminate floor.



- Majority double glazed
- Gas central heating
- Front and rear gardens
- Large driveway space
- NO UPWARD CHAIN
- Ideal First Time Buy

BEDROOM THREE

7'6" x 7'2"

Front facing UPVC double glazed window. Laminate floor.

BATHROOM

7'0" x 5'8"

Rear facing UPVC double glazed window. Fitted with a suite comprising of a panelled bath with electric shower over, vanity wash hand basin and w.c. Chrome towel radiator.

Laminate floor.

OUTSIDE

There is a lawned front garden with concrete panelled fencing and wrought iron gates opening into a driveway space. There is ample space to the side to create a long driveway and even garage space if needed.

The rear garden is a good size with lawn and timber panelled fencing.





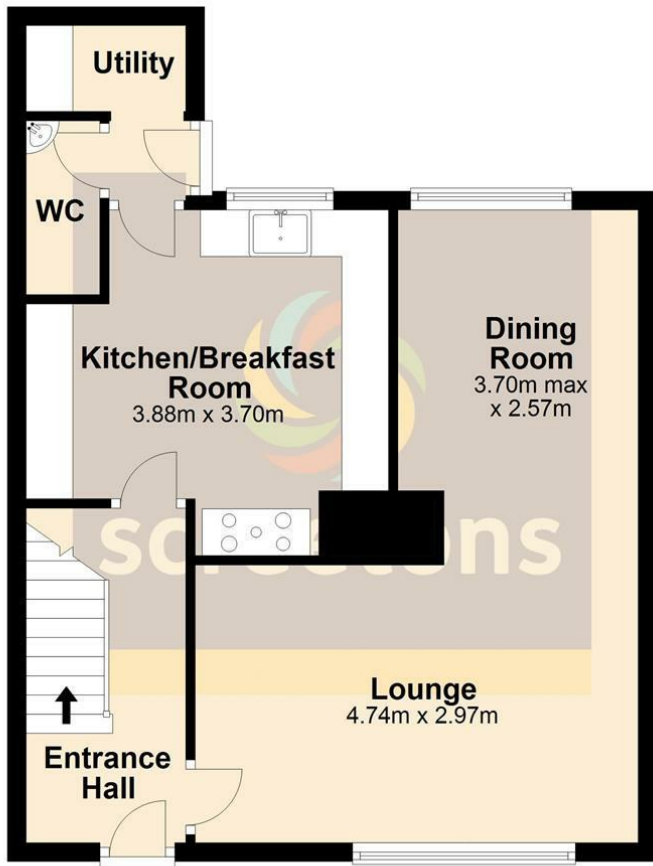


Additional Information

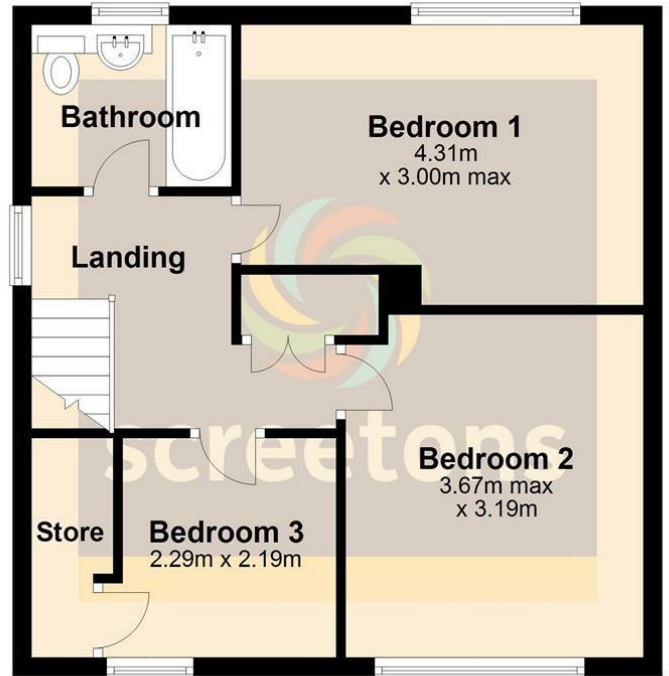
Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

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			
(55-68) D		64	
(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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