



54 Darlington Grove
Moorends DN8 4TN

Offers Around £179,950

FREEHOLD

VIEWING ESSENTIAL - Fabulous, Extended FIVE bedroom semi-detached house, ideal for the growing family. Open plan lounge with modern fitted kitchen/diner. Utility room. Ground floor w.c. Modern fitted bathroom. Garage. Corner plot. **NO UPWARD CHAIN INVOLVED.**



- EXTENDED FIVE BEDROOM SEMI-DETACHED • Open plan lounge • Modern fitted kitchen/diner • Utility room, Ground floor w.c.

ENTRANCE HALL

Front composite UPVC double glazed entrance door. Spindle balustrade staircase leading to the first floor with useful understairs storage cupboard. Glazed door into the kitchen/diner.

LOUNGE/KITCHEN/DINER

Fabulous open plan layout creating a superb entertaining space divided as follows;

KITCHEN/DINER

19'1" x 9'6"

Rear facing UPVC double glazed window and rear UPVC double glazed sliding patio doors. Fitted with newly installed contemporary matt grey wall and base units with concrete effect laminate worksurfaces and matching splash backs also extending into a matching breakfast bar. Integrated sink and drainer. Integrated electric oven and hob. Space and plumbing for washing machine. Concealed wall mounted gas combi central heating boiler. Laminate floor. Radiator. Glazed door into the utility room and open access into the lounge.

LOUNGE AREA

12'7" x 12'0"

Front facing UPVC double glazed bow window. Laminate floor. Radiator.

UTILITY ROOM

9'8" x 8'10"

Rear facing UPVC double glazed window and UPVC double glazed entrance door. Concrete effect laminate worksurfaces with matching upstands. Door into bedroom five and also the w.c. Laminate floor.

BEDROOM FIVE

12'8" x 9'8"

Front facing UPVC double glazed window. Radiator.

W.C

5'0" x 2'7"

Rear facing UPVC double glazed window. Fitted with a white w.c and wash hand basin. Laminate floor.

LANDING

Doors off to all rooms. Loft access.

BEDROOM ONE

16'4" x 9'7"

Side facing UPVC double glazed window. Radiator.

BEDROOM TWO

9'6" x 9'1"

Front facing UPVC double glazed window. Radiator.



- UPVC double glazed
- Gas central heating
- Modern fitted bathroom
- Detached garage
- Corner plot gardens
- NO UPWARD CHAIN

BEDROOM THREE

10'7" x 8'4"

Rear facing UPVC double glazed window. Radiator.

BEDROOM FOUR

9'6" x 6'6"

Front facing UPVC double glazed window. Radiator. Useful built-in storage cupboard.

BATHROOM

8'0" x 5'6"

Rear facing UPVC double glazed window. Fitted with a newly installed white suite comprising of a panelled bath with glass screen and electric shower, pedestal wash hand basin and w.c. Black towel radiator. Panelled tiled effect walls. Built-in storage cupboard.

OUTSIDE

The property stands on a generous corner plot with a large front gravelled forecourt which provides parking if required with gate to the side leading into a side garden and through to the rear garden.

The rear garden is lawned and gravelled with timber panelled fencing and has an open access providing further off road parking and leading to the garage. An outside cold and hot water tap is installed with a power supply fitted for a hot tub.

DETACHED GARAGE

Front double access doors. Electric power installed.

NO UPWARD CHAIN

Ideal purchase for the growing family with spacious and flexible accommodation which includes a modern fitted kitchen and bathroom, newly installed carpets and laminate flooring and fresh decoration.





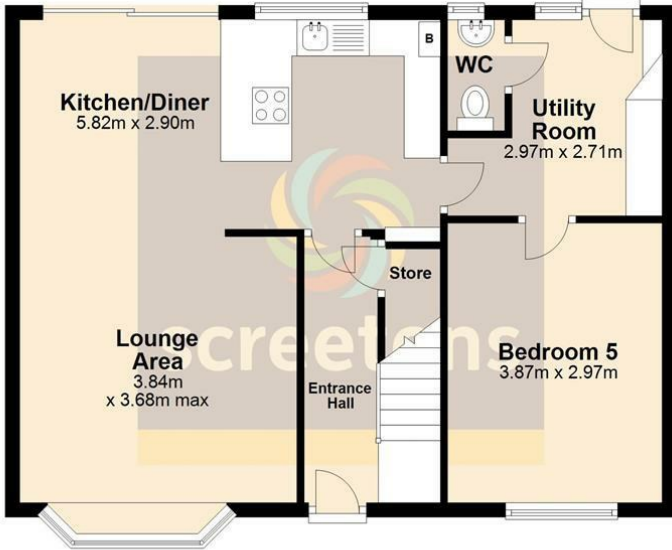


Additional Information

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		82
(69-80)	C		
(55-68)	D	63	
(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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