

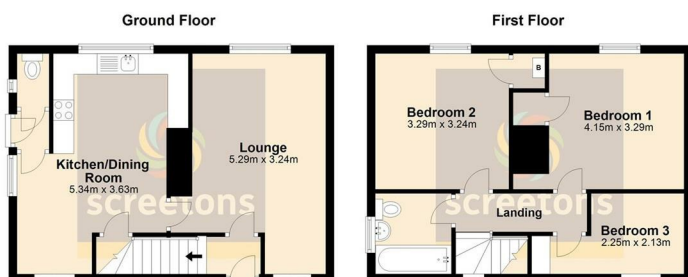


**32 Wembley Road**  
**Moorends DN8 4PR**

**£90,000**  
**FREEHOLD**

**\*INVESTMENT OPPORTUNITY\*** to be sold with existing tenants only. Spacious **THREE** bedroom semi-detached house with shared driveway and large garden.

**EPC: C**



• INVESTMENT OPPORTUNITY • Three bedroom semi-detached house • SOLD WITH EXISTING TENANT • Lounge, Kitchen/diner • UPVC double glazed • Gas central heating • Front and rear gardens

#### INFORMATION

The property is to be sold with an ongoing periodic tenancy to the existing tenants paying £495 pcm.

#### ENTRANCE LOBBY

Front UPVC double glazed entrance door. Staircase to the first floor. Door into the lounge.

#### LOUNGE

Front and rear facing UPVC double glazed windows. Radiator. Door into the kitchen/dining room.

#### KITCHEN/DINING ROOM

Front, side and rear facing UPVC double glazed windows and side UPVC double glazed entrance door. Fitted with a range of wall and base units with stainless steel sink and drainer with tiled splashbacks. Free standing electric cooker. Space for washing machine. Radiator. Useful understairs storage cupboard. Door into the w.c.

#### W.C

Fitted with a w.c.

#### LANDING

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

#### BEDROOM ONE

Rear facing UPVC double glazed window. Radiator. Built-in storage cupboard.

#### BEDROOM TWO

Rear facing UPVC double glazed window. Built-in storage cupboard housing the wall mounted gas combi central heating boiler. Radiator.

#### BEDROOM THREE

Front facing UPVC double glazed window. Radiator.

#### BATHROOM

Front facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Tiled walls. Radiator.

#### OUTSIDE

There is a front garden with stone blockwork walled frontage with established shrubs. A shared driveway to the side leads to the rear.

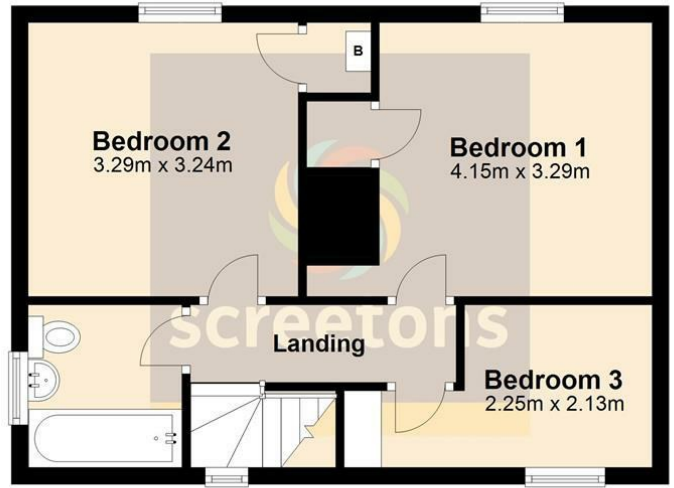
The rear garden is a generous size with lawn, paved patio and timber panelled fencing. There is a large sectional shed (owned by the tenant) which could be moved to create further parking or garage space if required.



### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
		71	85

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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