



11 Laburnum Avenue
Moorends DN8 4SF

Offers Over £150,000

FREEHOLD

UNEXPECTEDLY BACK ON MARKET Spacious TWO bedroom detached bungalow on a quiet side road. Large lounge/dining room. Fitted kitchen. Pantry. UPVC double glazed. Gas central heating. Driveway and brick garage. Generous lawned rear garden. NO UPWARD CHAIN INVOLVED.



- TWO BEDROOM DETACHED BUNGALOW • Spacious lounge/dining room • Kitchen with pantry • UPVC double glazed

SIDE ENTRANCE HALL

Side UPVC double glazed entrance door with adjoining UPVC double glazed window. Two large built-in storage cuboards, one housing the wall mounted gas combi central heating boiler. Radiator. Door into the lounge/dining room.

LOUNGE/DINING ROOM

17'0" x 16'10" maximum.

Large front facing UPVC double glazed window. Timber fireplace with glazed cabinets to a wall mounted gas fire. Radiator. Door into the kitchen and door into the inner hall.

KITCHEN

11'3" x 7'10"

Front facing UPVC double glazed window. Fitted with a range of oak effect wall and base units with laminate worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Free standing electric cooker with extractor above. Space for under counter fridge and freezer. Space and plumbing for washing machine and dryer. Large built-in pantry. Radiator.

INNER HALL

Doors off to both bedrooms and bathroom. Loft access point.

BEDROOM ONE

12'8" x 12'5"

Rear facing UPVC double glazed window. Built-in wardrobes, bedside cabinets, storage cupboards, drawers and dressing table. Radiator.

BEDROOM TWO

10'7" x 10'0"

Rear facing UPVC double glazed bay window with french door leading into the garden. Large built-in storage cupboard. Radiator.

BATHROOM

6'7" x 5'5"

Side facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

The front garden is paved with established shrub borders. There is a concrete driveway providing off road parking and leading to the side and to the garage. An outside cold water tap is fitted.



- Gas central heating • Driveway and Garage • Front and rear gardens • NO UPWARD CHAIN INVOLVED

GARAGE

17'8" x 8'7"

Front up and over access door. Rear facing single glazed window and side aluminium entrance door.

The rear garden is a generous size with lawn, paved patio areas, timber panelled fencing and established shrub borders.

NO UPWARD CHAIN INVOLVED





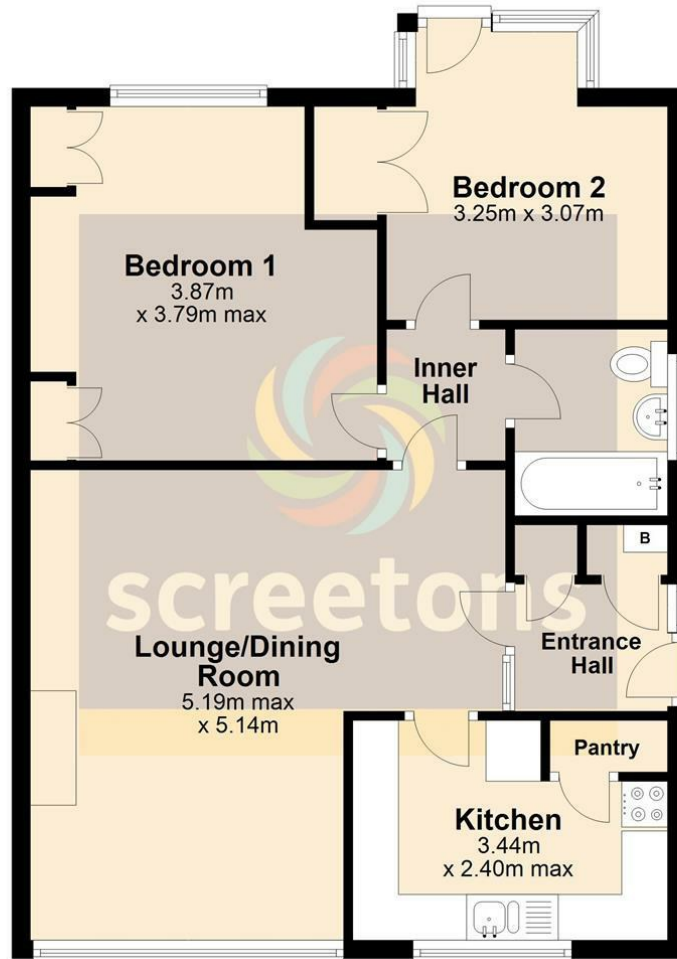


Additional Information

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

Tenure - Freehold

Floor Plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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