



7 Micklethwaite Road
Moorends DN8 4NS

Offers Around £140,000

FREEHOLD

VIEWING ESSENTIAL - Large THREE bedroom semi-detached house. Spacious lounge. Modern fitted kitchen/diner and bathroom. UPVC double glazed. Gas central heating. Driveway, large rear garden and further carstanding/garage space. **NO UPWARD CHAIN INVOLVED.**



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Spacious lounge • Modern fitted kitchen/diner • Ground floor w.c.

ENTRANCE HALL

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

LOUNGE

16'7" x 14'1"

Front facing UPVC double glazed window. Feature opening to the chimney breast with timber mantle and marble hearth. Radiator. Door into a useful understairs storage cupboard. Door into the kitchen/diner. Radiator.

KITCHEN/DINER

16'9" x 8'7"

Two rear facing UPVC double glazed windows and rear UPVC double glazed entrance door. Fitted with a modern range of white shaker style woodgrain wall and base units incorporating a ceramic one and a half bowl sink and drainer with splashback tiling. Built-in electric oven, grill, four ring hob and extractor hood above. Integrated fridge and dishwasher. Space and plumbing for washing machine. Laminate floor. Radiator. Door into the w.c.

W.C

8'6" x 2'7"

Side facing UPVC double glazed window. Fitted with a white

vanity wash hand basin and w.c. Wall mounted gas combi central heating boiler.

LANDING

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

BEDROOM ONE

11'8" x 10'11"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

11'9" x 11'8"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

10'11" x 8'0"

Front facing UPVC double glazed window. Radiator.

BATHROOM

8'6" x 8'0"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a 'P' shaped bath with mains shower, rainfall head and glass screen over, pedestal wash hand basin and w.c. Tiled walls to the bath area. Radiator.



- Large modern bathroom
- UPVC double glazed
- Gas central heating
- Large rear garden & Parking
- Ample space for garage
- NO UPWARD CHAIN

OUTSIDE

The front garden is part lawned and gravelled and could easily provide off road parking with a shared side driveway leading to a pair of timber gates and into the private rear garden.

The rear garden is a generous size with a large concrete hard standing providing further secure parking, with ample space for a garage if required, lawn, decked seating area, shed and timber panelled fencing.

NO UPWARD CHAIN INVOLVED





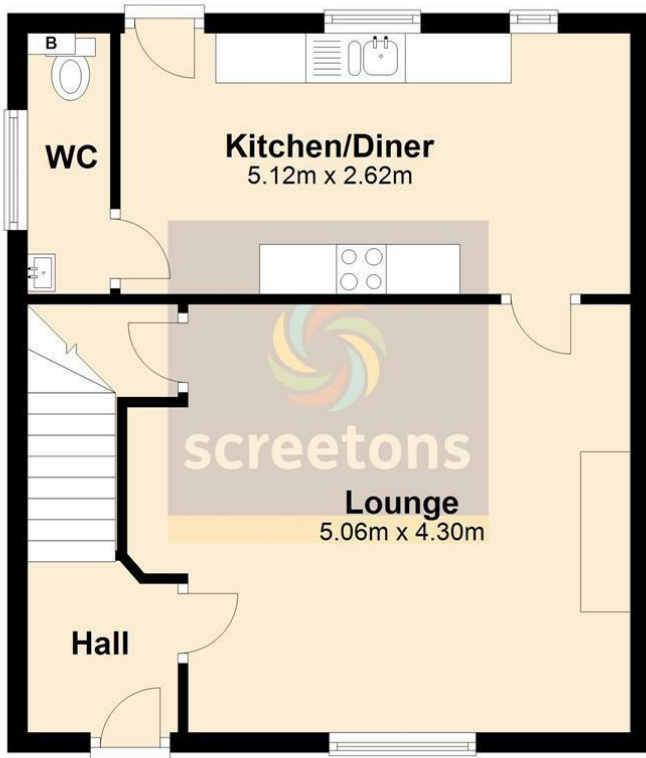


Additional Information

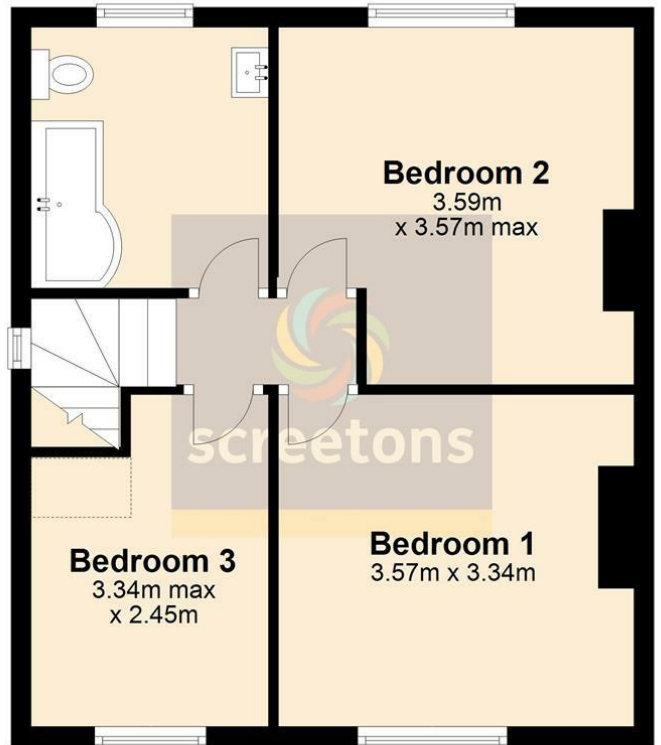
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(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

Thorne Sales
94 King Street
Thorne
Doncaster
South Yorkshire
DN8 5BA

01405 816893
thorne@screetons.co.uk
www.screetons.co.uk

