



30 Ferndale Drive Moorends DN8 4SQ

Offers Around £190,000

FREEHOLD

NO UPWARD CHAIN. Good sized THREE bedroom DETACHED bungalow on a lawned corner plot. Garage and ample parking. Spacious lounge, Dining room & Kitchen. Four piece bathroom. UPVC double glazed. Gas central heating. Quiet popular side road. Viewing Recommended.



- **THREE BEDROOM DETACHED BUNGALOW** • Spacious lounge, Dining room • Fitted kitchen • Four piece bathroom

KITCHEN

Side UPVC double glazed entrance door and side UPVC double glazed window. Fitted with a range of wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer. Space for free standing gas cooker with extractor hood above and space for fridge freezer. Space and plumbing for washing machine. Radiator. Laminate floor. Door into the inner hall and glazed door into the dining room.

LOUNGE

17'1" x 13'1"

Front facing UPVC double glazed bow window and side facing feature arched UPVC double glazed window. Two radiators. Open archway into the dining room and doors into the kitchen and inner hall.

DINING ROOM

9'4" x 8'10"

Front facing UPVC double glazed window. Radiator.

INNER HALL

Doors off to all rooms. Two useful built-in storage cupboards, one housing the wall mounted gas combi central heating boiler. Loft access point.

BEDROOM ONE

12'8" x 10'2"

Rear facing UPVC double glazed window. Radiator.

BEDROOM TWO

12'3" x 9'10"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

9'11" x 7'11"

Side facing UPVC double glazed window. Radiator.

BATHROOM

9'3" x 6'5"

Side facing UPVC double glazed window. Fitted with a four piece white suite comprising of a panelled bath, tiled corner shower cubicle with mains shower, pedestal wash hand basin and w.c. Tiled walls. Inset ceiling spotlights. Laminate floor. Radiator.

OUTSIDE

The property stands on a good sized corner plot with lawned front, side and rear gardens. There is a path to the front leading through a gate to the right side of the bungalow which leads to the kitchen entrance door and then into the rear garden. From the side is a double width driveway providing



- UPVC double glazed • Gas central heating • Corner plot with garage • Ample driveway parking • NO UPWARD CHAIN INVOLVED • Extending to approx. 81.3 sq.m

ample off road parking which gives access to the garage.

BRICK DETACHED GARAGE

18'10" x 8'7"

Front up and over access door.

NO UPWARD CHAIN INVOLVED





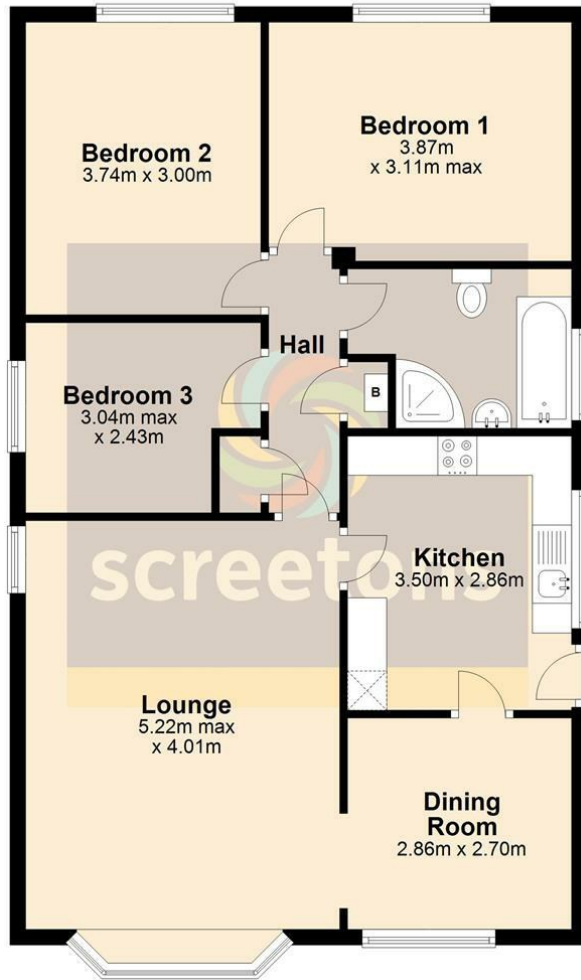


Additional Information

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

Tenure - Freehold

Floor Plan



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		
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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