



5 Eldon Grove Moorends DN8 4QY

Offers Around £80,000

FREEHOLD

PRICED TO SELL. THREE large bedrooms. Large rear garden. Lounge and rear kitchen. Bathroom. UPVC double glazed. Gas central heating. New tiled roof. Space for off road parking. Priced to reflect cosmetic improvement. Ideal Buy to Let. NO UPWARD CHAIN.

EPC: D



- **THREE BEDROOM MID TERRACED HOUSE** • Lounge and rear kitchen • Priced to reflect some cosmetic improvement

ENTRANCE LOBBY

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

LOUNGE

Front facing UPVC double glazed window. Timber fireplace with marble hearth. Radiator. Door into the kitchen.

KITCHEN

Two rear facing UPVC double glazed windows and rear UPVC double glazed entrance door. Fitted with wall and base units with laminate worksurfaces incorporating a sink and drainer with splash back tiling. Space and plumbing for washing machine and undercounter fridge. Wall mounted gas combi central heating boiler. Door into the lobby leading to the bathroom.

LOBBY

Tiled floor. Radiator. Access into the bathroom.

BATHROOM

Rear facing UPVC double glazed window. Fitted with a suite comprising of a panelled bath, pedestal wash hand basin and w.c. Towel radiator and radiator.

LANDING

Doors off to all rooms.

BEDROOM ONE

Front facing UPVC double glazed window. Fitted wardrobes to two walls rooms. Radiator.

BEDROOM TWO

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

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

OUTSIDE

There is a front garden which has had hardcore laid making ideal off road parking (no drop kerbs).

There is pedestrian access to the left side, through the archway, giving access to the particular large rear garden, which has a concreted patio and lawn with storage shed to the rear.

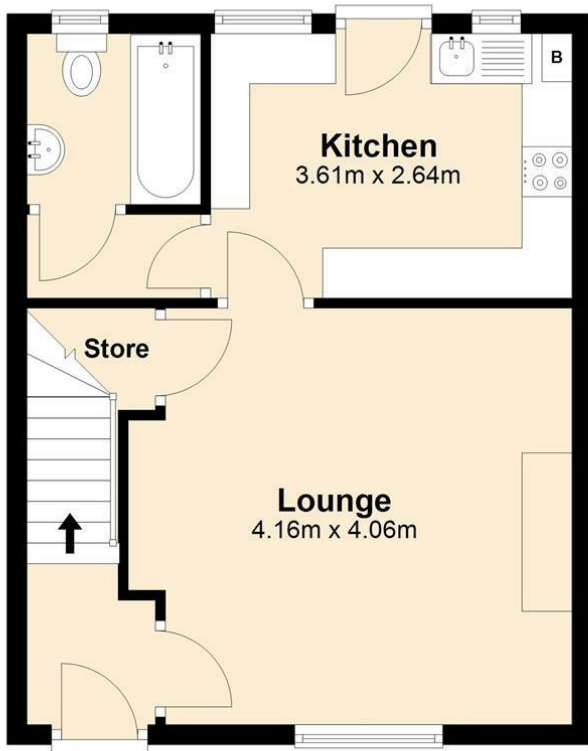
NO UPWARD CHAIN INVOLVED



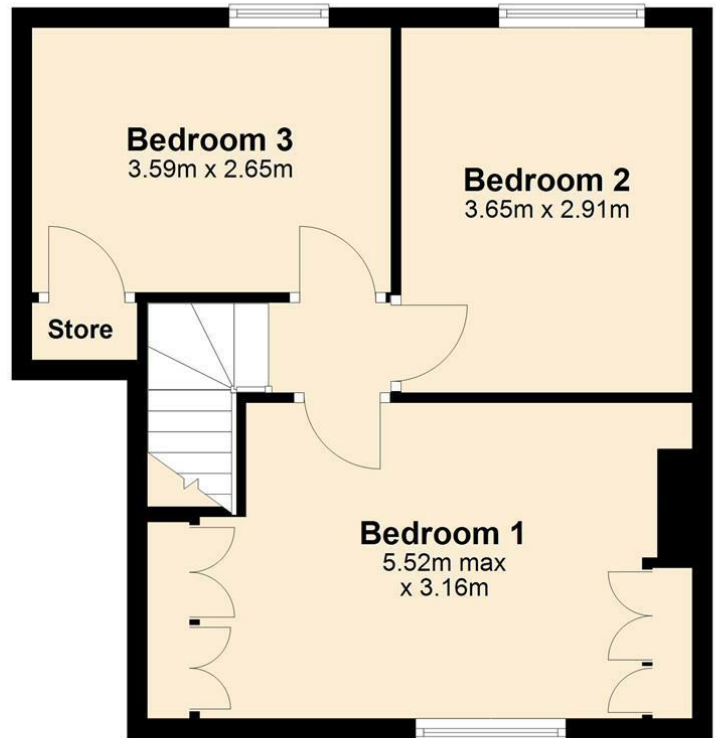
- UPVC double glazed
- Gas central heating
- Large rear garden
- NO UPWARD CHAIN
- Perfect Investment / Buy to Let
- Extending to approx. 79.1 sq.m



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		
	62	79
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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