



18 Park Road  
Moorends DN8 4QG

Offers Over £130,000

**FREEHOLD**

PERFECT FIRST TIME BUY. THREE bedroom semi-detached house. Modern fitted kitchen and shower room. Ground floor w.c. Immaculate presentation throughout. Off road parking, lawned gardens and workshop.



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- Spacious lounge
- Modern fitted kitchen
- Modern fitted shower room

## ENTRANCE HALL

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

## LOUNGE

14'3" x 13'3"

Front facing UPVC double glazed window. Chimney breast with high level T.V power point and feature display shelf.

Laminate floor. Radiator. Door into the kitchen.

## KITCHEN

14'3" x 8'11"

Rear facing UPVC double glazed window and UPVC double glazed entrance door. Fitted with modern cream handleless wall and base units with timber effect laminate worksurfaces with matching splashbacks and trim. Inset sink and drainer.

Built-in electric oven, five ring gas hob with glass splashback and extractor hood above, microwave, fridge fridge freezer, washing machine and dishwasher. Wall mounted and concealed gas combi central heating boiler. Tiled floor. Plinth heater. Door into the lobby.

## LOBBY

Side facing UPVC double glazed window. Tiled floor. Door into the w.c and useful understairs storage cupboard.

## W.C

3'10" x 2'6"

Rear facing UPVC double glazed window. Fitted with a white w.c. Tiled floor. Radiator.

## LANDING

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

## BEDROOM ONE

13'2" x 10'9"

Front facing UPVC double glazed window. Useful built-in wardrobe. Radiator.

## BEDROOM TWO

11'7" x 9'4"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM THREE

8'8" x 6'6"

Front facing UPVC double glazed window. Radiator.

## SHOWER ROOM

6'2" x 5'9"

Side facing UPVC double glazed window. Fitted with a modern suite comprising of a tiled shower cubicle with mains shower,





- UPVC double glazed
- Gas central heating
- Immaculate throughout
- Off road parking, Gardens
- Ideal First Time Buy
- Extending to approx. 74.3 sq.m

vanity wash hand basin with storage below and w.c. Tiled walls and floor. Chrome towel radiator.

## OUTSIDE

There is a walled frontage with concrete forecourt providing off road parking with access to the side and into the rear garden.

The rear garden is lawned with timber panelled fencing, concrete patio seating area and a workshop. An outside cold water tap is fitted.

## WORKSHOP

17'4" x 9'10"

With electric light and power.







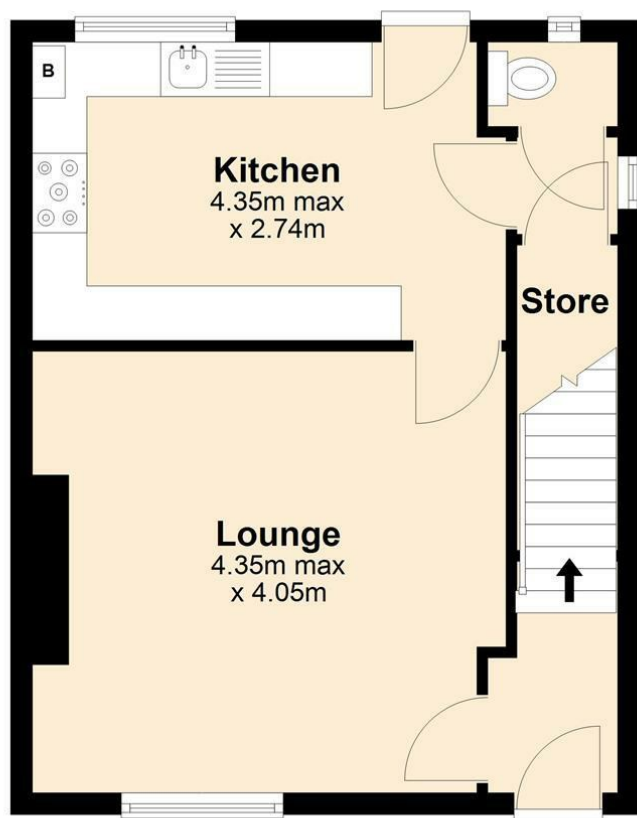


## Additional Information

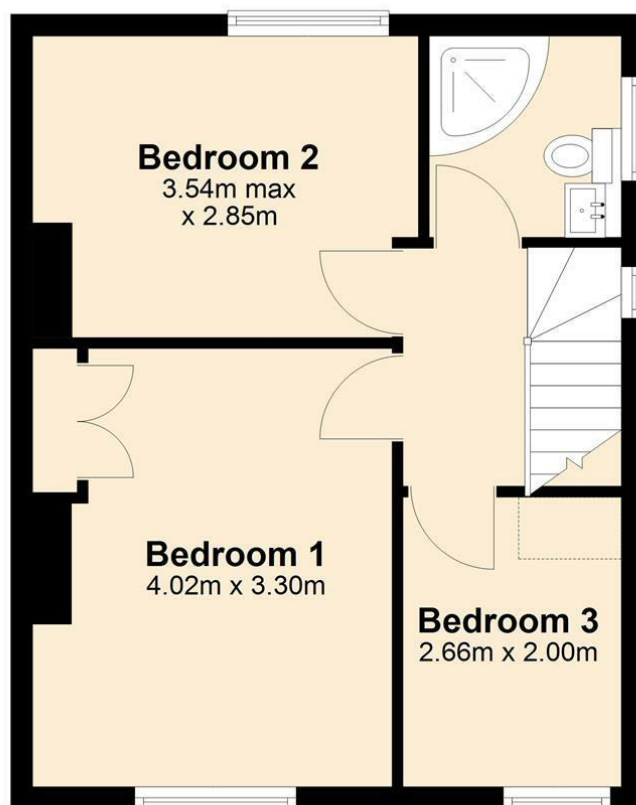
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         | 86                         |
| (81-91) B                                   |         |                            |
| (69-80) C                                   | 72      |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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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