



Badgers Lodge Marshland Road Moorends DN8 4RP

Offers Over £165,000

FREEHOLD

**** COMING SOON **** Modern THREE bedroom, three storey semi-detached house. Perfect First Time Buy. Gardens and rear Driveway. Lounge and modern fitted kitchen with appliances. Ground floor w.c. Modern bathroom. NO UPWARD CHAIN.



- MODERN THREE BEDROOM SEMI-DETACHED HOUSE • Lounge with French doors • Fitted kitchen/diner with appliances

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Doors off to the kitchen/diner, lounge and w.c. Useful understairs storage cupboard. Laminate floor. Radiator.

LOUNGE

15'9" x 9'10"

Rear facing UPVC double glazed French doors with adjoining side panel windows. Radiator.

KITCHEN/DINER

9'7" x 9'6"

Front facing UPVC double glazed window. Fitted with modern white wall and base units with granite effect worksurfaces and splashbacks extending into a breakfast bar. Sink and drainer. Built-in electric oven, four ring gas hob and extractor hood above with glass splashback. Integrated fridge freezer, dishwasher and washing machine. Tiled floor. Inset ceiling spotlights. Radiator.

W.C

6'7" x 3'8"

Side facing UPVC double glazed window. Fitted with a white wash hand basin and w.c. Tiled walls and floor. Radiator.



FIRST FLOOR LANDING

Front facing UPVC double glazed window. Spindle balustrade staircase leading to the first floor. Doors off to two bedrooms and bathroom.

BEDROOM TWO

15'9" x 10'2" max.

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

9'6" x 7'6"

Front facing UPVC double glazed windows. Radiator.

BATHROOM

9'5" x 5'5"

Side facing UPVC double glazed window. Fitted with a white three piece suite comprising of a 'P' shaped bath with mains shower and glass screen over, pedestal wash hand basin and w.c. Tiled walls and floor. Inset ceiling spotlights. Radiator.

SECOND FLOOR LANDING

Door into bedroom one and useful storage cupboard.

BEDROOM ONE

15'5" x 12'5"

Front facing UPVC double glazed window and two rear facing double glazed skylight windows. Radiator.



- UPVC double glazed
- Gas central heating
- Arranged over three floors
- Modern bathroom
- Gardens, Rear driveway
- NO UPWARD CHAIN
- Extending to approx. 92.7 sq.m

OUTSIDE

The front garden is walled with wrought iron railings and gate with block paved path leading to the front entrance door which then continues to the side, which gives access into the rear garden. The walled boundary with railings continues to the side of the house and to the rear.

The rear garden is lawned with established shrubs and timber panelled fencing with gate leading onto the rear block paved driveway providing comfortable parking.

NO UPWARD CHAIN INVOLVED





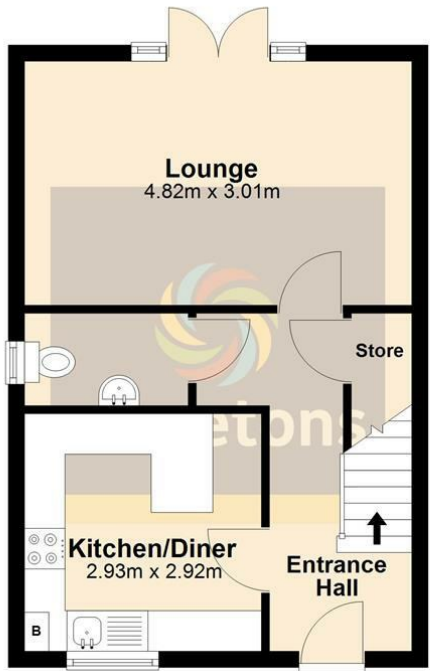


Additional Information

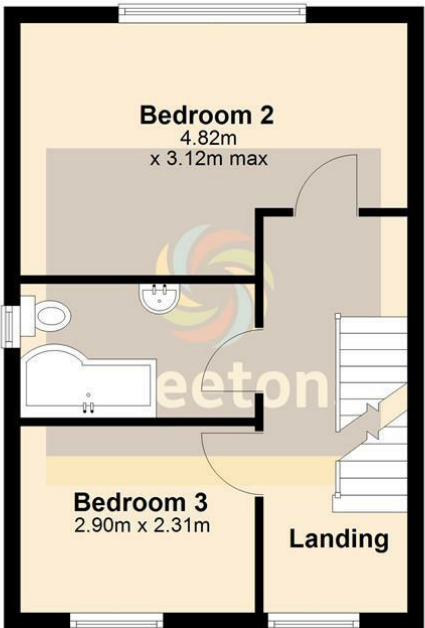
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

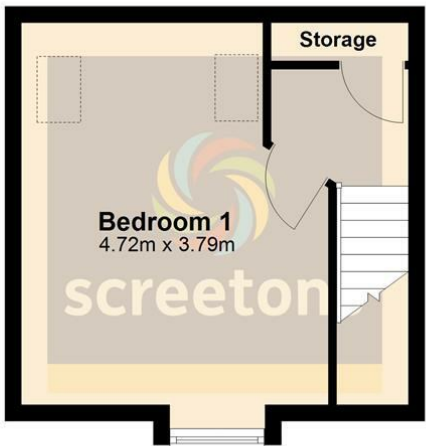
Ground Floor



First Floor



Second 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		
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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