



9 Oakmoor Road
Moorends DN8 4ND

Offers Over £110,000

FREEHOLD

Ideal First Time Buy or Investment/Buy to Let. EPC rating C. THREE bedroom semi-detached house with NO UPWARD CHAIN. Large 6m x 4m detached workshop. Driveway & gardens. Entrance hall, Lounge, Dining room & Kitchen. UPVC double glazed. Gas central heating. Small side road location.



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- Entrance hall, Lounge with French doors
- Dining room
- Fitted Kitchen

OPEN PORCH

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Radiator. Door into a storage area with a front facing UPVC double glazed window which houses the wall mounted gas combi central heating boiler. Doors into all rooms.

LOUNGE

13'8" x 10'11"

Rear facing UPVC double glazed french doors. Laminate floor. Radiator. Open access into the dining room.

DINING ROOM

11'11" x 9'4"

Front facing UPVC double glazed window. Laminate floor. Radiator.

KITCHEN

10'4" x 7'8"

Rear facing UPVC double glazed window. Fitted with a range of white wall and base units with timber effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with metro style tiled splashbacks. Built-in electric oven and four ring gas hob. Space and

plumbing for washing machine. Space for fridge freezer. Radiator. Useful understairs storage cupboard.

LANDING

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

BEDROOM ONE

11'6" x 11'0"

Front facing UPVC double glazed window. Fitted with a range of built-in wardrobes to one wall. Radiator.

BEDROOM TWO

11'6" x 11'0"

Rear facing UPVC double glazed window. Built-in wardrobe. Radiator.

BEDROOM THREE

8'5" x 7'6"

Front facing UPVC double glazed window. Radiator.

BATHROOM

7'5" x 7'4"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with mixer tap shower attachment and glass screen above, pedestal wash hand basin and w.c. Chrome towel radiator.



- UPVC double glazed
- Gas central heating
- 6.09m x 4m Workshop
- Driveway & Gardens
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 82.4 sq.m

OUTSIDE

The front garden is walled with timber panelled fencing and an artificial lawn. A driveway shared to the side leads into the rear garden where there is ample space to park. The rear garden is timber fence enclosed with paved patio and an artificial lawn with access to the detached workshop to the rear.

WORKSHOP

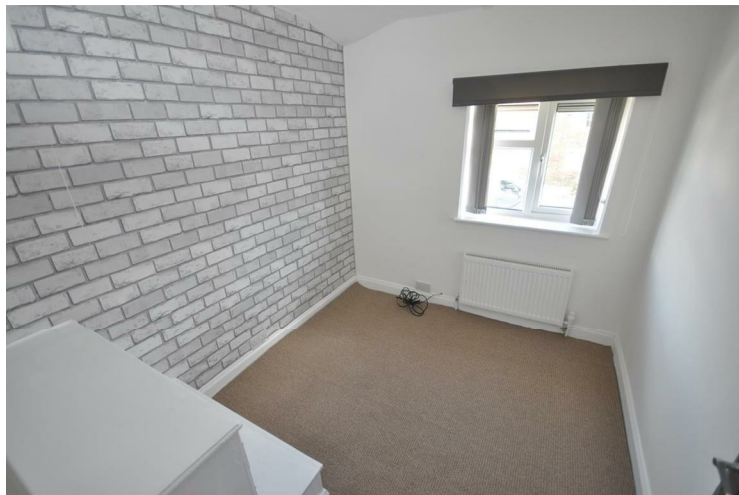
19'11" x 13'1"

Front facing UPVC double glazed window and timber double access doors. Ideal multi use space which could be a workshop, home bar or even a gym.

NO UPWARD CHAIN INVOLVED





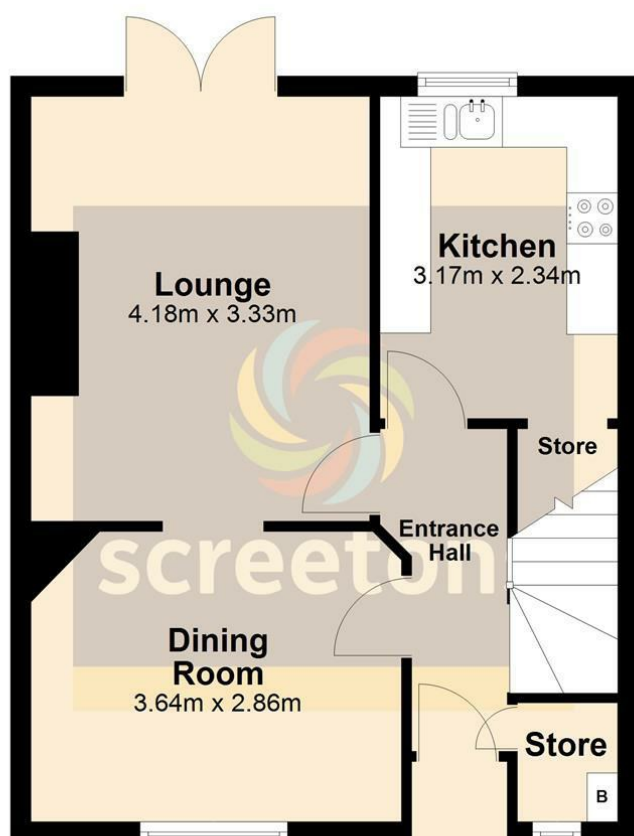


Additional Information

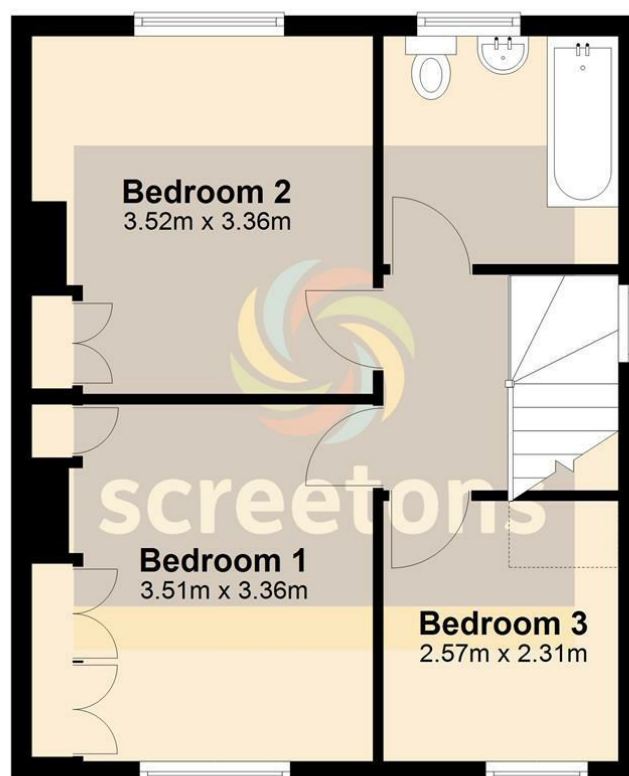
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	79
(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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