



## 19 Grange Road Moorends DN8 4LT

Offers Around £150,000

**FREEHOLD**

Great sized THREE bedroom semi-detached house. Recently modernised throughout including Kitchen, Shower room, Bathroom, New Gas boiler and Re-wire. Lounge, Dining room (optional bedroom 4) and Fitted kitchen. UPVC double glazed. Gas central heating. Front and rear gardens with driveway. Ideal First Time Buy or Investment. Popular area. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Recently modernised throughout • Lounge, Dining room, Modern fitted kitchen

## ENTRANCE HALL

Side UPVC double glazed entrance door. Staircase leading to the first floor with useful storage cupboard below. Door leading into the lounge and dining room. Laminate floor. Radiator.

## DINING ROOM

10'0" x 9'10"

Front facing UPVC double glazed window. Laminate floor. Radiator. This could easily be used as a fourth bedroom if needed.

## LOUNGE

14'11" x 10'6"

Front facing UPVC double glazed window. Feature plaster fireplace with marble hearth and inset. Laminate floor. Radiator. Door into the kitchen.

## KITCHEN

16'0" x 7'1"

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door. Fitted with a modern range of wall and base units with stone effect laminate worksurfaces incorporating a ceramic sink and drainer with marble effect tiled splashbacks. Integrated electric oven and hob with

extractor hood above. Space for fridge freezer and washing machine. Tiled floor. Radiator. Wall mounted gas combi central heating boiler (new 2024). Door into the shower room.

## SHOWER ROOM

6'1" x 4'5" max.

Rear facing UPVC double glazed window. Fitted with a new white suite comprising of a tiled corner shower cubicle with mains shower, corner vanity wash hand basin with storage and w.c. Tiled walls and floor. Chrome towel radiator.

## LANDING

Side facing single glazed window. Doors off to all rooms. Laminate floor. Loft access point.

## BEDROOM ONE

13'1" x 10'5"

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

## BEDROOM TWO

9'11" x 9'9"

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





- UPVC double glazed
- Gas central heating (new 2024)
- New ground floor shower room
- New first floor bathroom

### BEDROOM THREE

10'5" x 9'2"

Rear facing UPVC double glazed window. Laminate floor.

Radiator.

### BATHROOM

9'11" x 5'10"

Rear facing UPVC double glazed window. Fitted with a new white suite comprising of panelled bath with mains shower and glass screen over, floating vanity wash hand basin with LED light above and w.c., Radiator. Marble effect tiled walls and floor. Chrome towel radiator.

### OUTSIDE

There is a lawned front garden behind a brick wall with off road parking space and path leading to the side entrance and continuing into the rear garden.

The rear garden is lawned with timber panelled fencing and a paved patio. An outside coldwater tap is fitted.

### NO UPWARD CHAIN INVOLVED



- Re-wired, Front driveway • Gardens, Ideal First Time Buy • Extending to approx. 86.4 sq.m/ 930 sq.ft





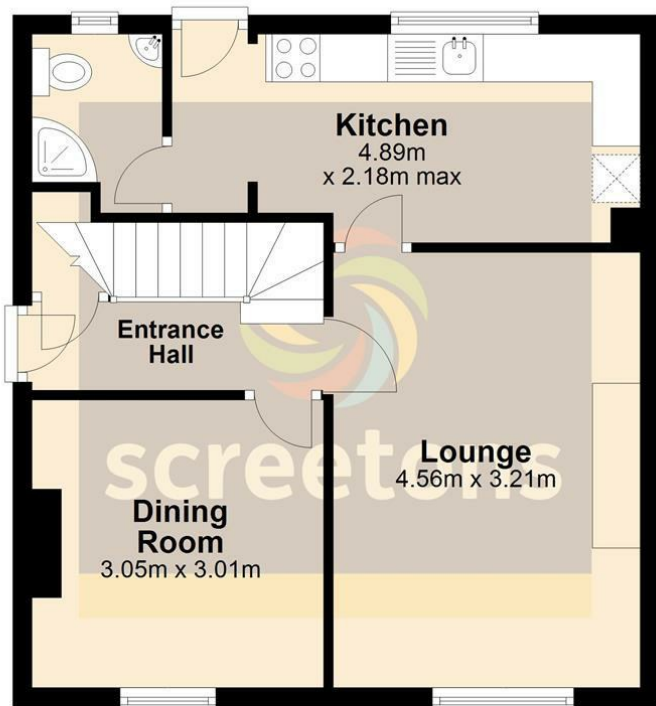


## Additional Information

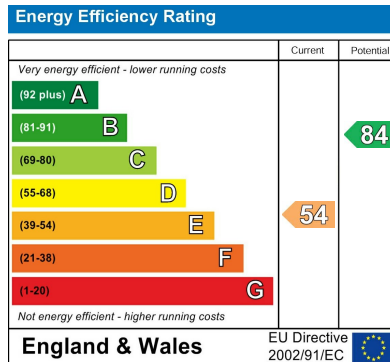
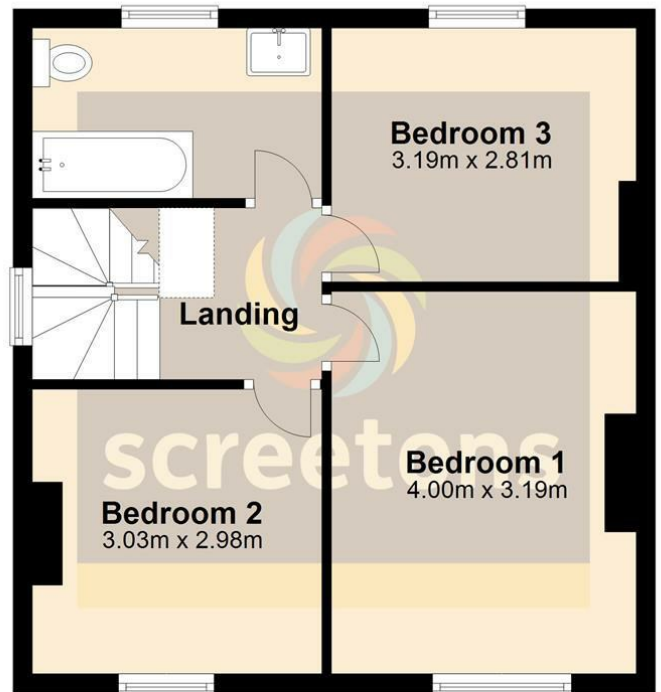
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



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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