



7 The Fairway Moorends DN8 4NQ

Offers Over £125,000

FREEHOLD

Perfect First Time Buy. Spacious THREE bedroom semi-detached house with garage. Large lounge/dining room, conservatory and modern fitted kitchen. Four piece bathroom suite. UPVC double glazed. Gas central heating (new boiler 2024). NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM SEMI-DETACHED** • Spacious lounge/dining room • Modern fitted kitchen, Conservatory

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor.

Wall mounted gas combi central heating boiler (new 2024).

Door into the lounge/dining room and open access into the kitchen. Glazed window into the lounge/diner. Radiator.

LOUNGE/DINING ROOM

23'9" x 11'1"

Front facing UPVC double glazed bow window and rear UPVC double glazed French doors leading into the conservatory.

Feature brick fireplace with open fire and brick alcove shelving/T.V stand. Two radiators.

CONSERVATORY

8'5" x 6'7"

Front and rear facing UPVC double glazed windows and rear UPVC double glazed entrance door. Timber clad vaulted ceiling with two skylight windows. Laminate floor.

KITCHEN

10'7" x 7'3"

Rear facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with a modern range of white wall and base units with butchers block worksurfaces

incorporating a ceramic one and a half bowl sink and

drainer. Integrated electric oven, grill and four ring hob with extractor hood above. Space for washing machine and fridge freezer.

LANDING

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

BEDROOM ONE

11'10" x 10'10"

Rear facing UPVC double glazed window. Built-in wardrobes to one wall. Radiator.

BEDROOM TWO

11'7" x 10'10"

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

8'9" x 7'8"

Front facing UPVC double glazed window. Radiator.

BATHROOM

7'4" x 7'2"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a free standing claw foot roll top bath,



- UPVC double glazed • Gas central heating • Four piece bathroom suite • Gardens, Driveway to garage • Ideal First Time Buy • NO UPWARD CHAIN INVOLVED • Extending to approx. 88.3 sq.m

PVC panelled multi jet shower cubicle, pedestal wash hand basin and w.c. PVC panelled walls. Chrome towel radiator.

OUTSIDE

There is a wall enclosed and gravelled front garden which could be altered to provide off road parking with side driveway leading into the rear garden. The rear garden is lawned with concrete driveway providing off road parking and leading to the garage. An outside cold water tap is fitted.

GARAGE

23'7" x 16'11" max.

'L' shaped timber garage/workshop with front double entrance doors and a front UPVC double glazed window.

NO UPWARD CHAIN INVOLVED





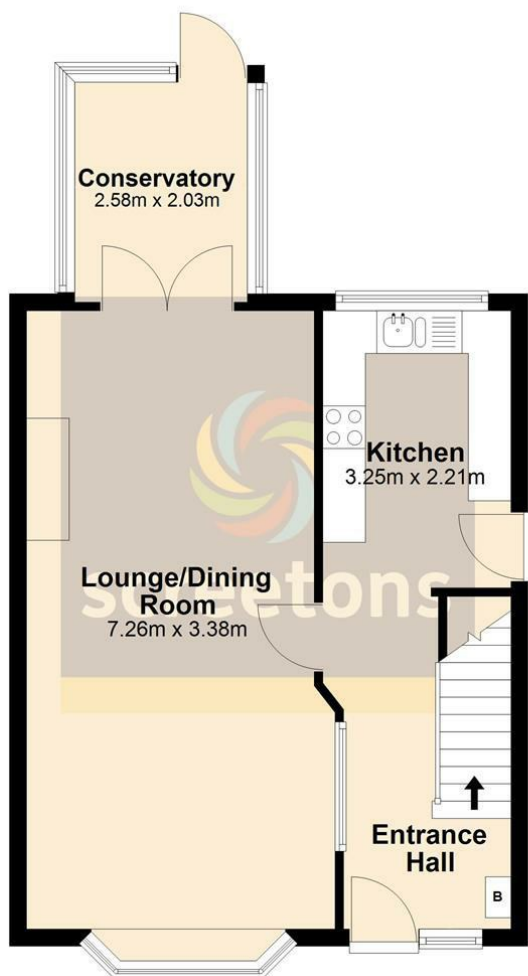


Additional Information

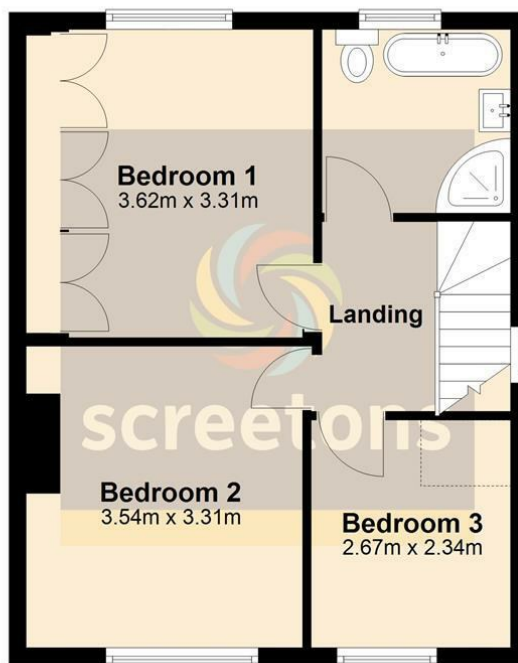
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	74
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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