

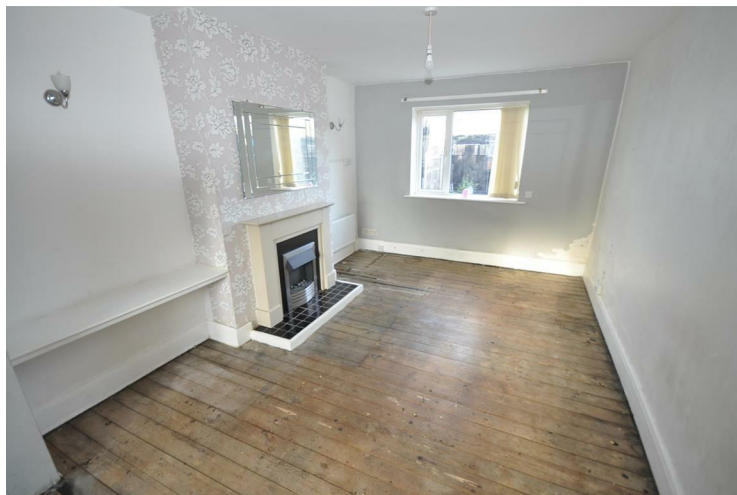


## 15 Park Road Moorends DN8 4QG

Offers Over £95,000

**FREEHOLD**

Perfect First Time Buy or Buy to Let. THREE bedroom semi-detached house with rear garages. Lounge, Dining room & Fitted kitchen. Large bathroom. UPVC double glazed. Gas central heating. Front and rear gardens. NO UPWARD CHAIN INVOLVED. EPC rating C.



- **THREE BEDROOM SEMI-DETACHED** • Lounge, Dining room, Kitchen • Fully re-wired in 2018 • UPVC double glazed

### ENTRANCE HALL

Front UPVC double glazed window. Staircase to the first floor.  
Doors off to dining room and kitchen. Laminate floor.  
Radiator.

### DINING ROOM

11'11" x 9'4"  
Front facing UPVC double glazed window. Open access into the lounge. Laminate floor. Radiator.

### LOUNGE

13'10" x 10'10"  
Rear facing UPVC double glazed window. Feature stone effect fireplace with tiled hearth to a pebble effect electric fire.  
Radiator.

### KITCHEN

10'11" x 7'6"  
Side UPVC double glazed entrance door and rear UPVC double glazed window. Fitted with a range of cream wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer and splashback tiling. Integrated electric oven, electric hob and extractor hood. Peninsula breakfast bar. Space for fridge freezer and washing machine. Tiled floor. Radiator.

### LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access which also houses the wall mounted gas combi boiler.

### BEDROOM ONE

11'11" x 10'7"  
Rear facing UPVC double glazed window. Radiator.

### BEDROOM TWO

11'3" x 10'7"  
Front facing UPVC double glazed window. Radiator.

### BEDROOM THREE

8'2" x 7'10" maximum  
Front facing UPVC double glazed window. Built-in cupboard.  
Radiator.

### BATHROOM

7'8" x 7'5"  
Rear facing UPVC double glazed window. Fitted with a three piece suite comprising of a corner panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Tiled walls and floor. Radiator.

### OUTSIDE





- Gas central heating • Large timber garage/workshop • Great Investment • Front and rear gardens • NO UPWARD CHAIN INVOLVED • Extending to approx. 81.5 sq.m

There is a lawned front garden set behind a stone block wall with shared driveway leading to the side and into the rear garden.

The rear garden has been concreted for ease of maintenance and to provide ample parking which also leads to the timber garage/workshop.







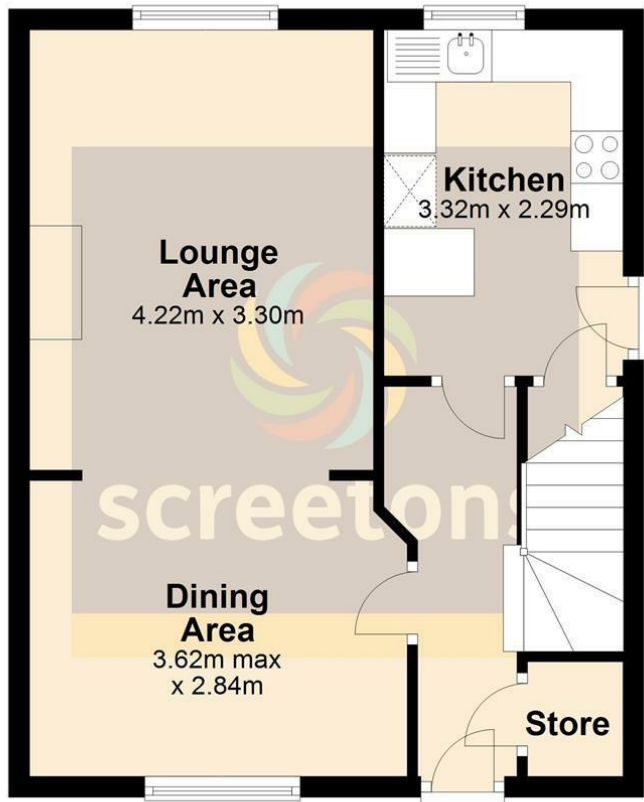


## Additional Information

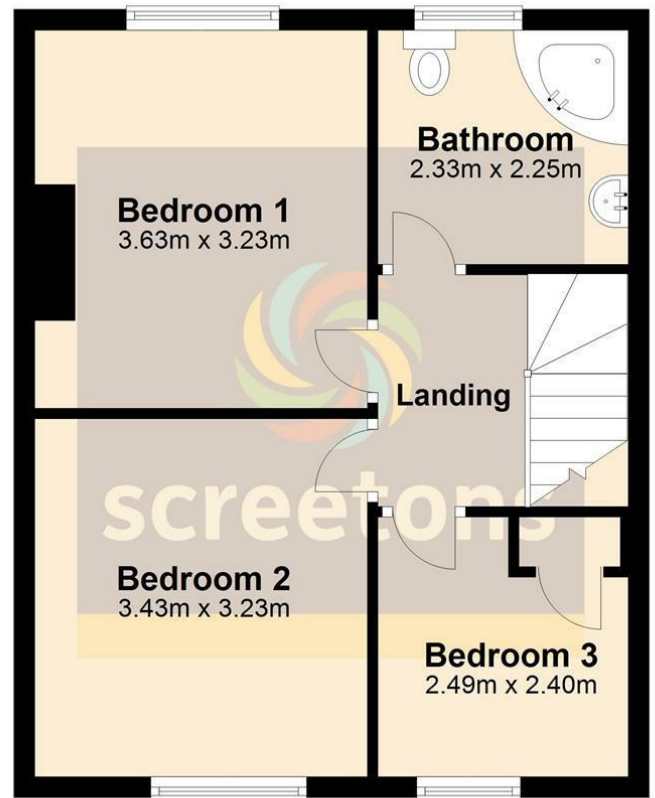
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	85
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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