







**SUPERB OPPORTUNITY TO  
AQUIRE A LOVELY  
BUNGALOW ON A PEACEFUL  
STREET IN MOORENDS, WITH  
THREE BEDROOMS & NO  
ONWARD CHAIN. Delightful  
property in DN8 and should be  
viewed early to avoid any  
disappointment. Nicely presented  
throughout and briefly comprises  
of entrance hallway, living room,  
kitchen/diner, three bedrooms,  
shower room, attached single  
garage, front gardens, driveway  
and rear enclosed garden. GREAT  
BUY.**



#### **ENTRANCE HALL**

5' 4" x 2' 8" (1.65m x 0.83m) The property is accessed via the front facing double glazed door, double glazed frosted window, radiator, door to the lounge and internal single glazed window.



### LOUNGE/DINER

9' 10" x 17' 3" (3.02m x 5.28m min & 7.7m max) Fabulous L-shaped reception room full of light from the front/side double glazed windows, two radiators, picture rail, internal door to the entrance hall/hallway, coal effect gas fire and a feature decorative surround.

### KITCHEN/DINER

12' 5" x 9' 10" (3.80m x 3.00m) Nicely presented kitchen with space for dining, fitted kitchen cabinetry at both eye and base level, work surfaces incorporating a single bowl sink with drainer unit, space for a fridge/freezer, space for a cooker with gas hob, plumbing for a washing machine, wall mounted boiler unit, dado rail, door to the garage, side facing double glazed window, radiator and storage cupboard.

### INNER HALL

2' 10" x 12' 6" (0.88m x 3.82m) Providing access to all accommodation, with loft access and a radiator.

### BEDROOM

12' 2" x 10' 11" (3.71m x 3.33m) Spacious double bedroom with views over the garden via the rear facing double glazed window, radiator and coving to the ceiling.

### BEDROOM

10' 7" x 7' 10" (3.23m x 2.40m) Further lovely double bedroom with rear facing double glazed window and a radiator.

### BEDROOM

7' 4" x 6' 2" (2.24m x 1.88m) The smallest of the three bedrooms is positioned to the side with radiator and side facing double glazed window.

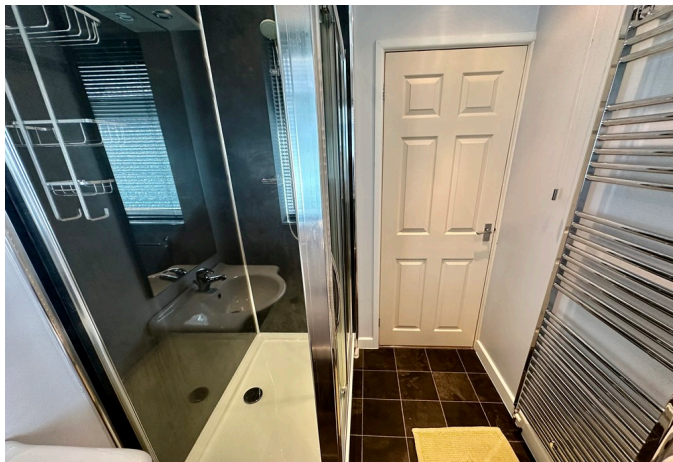


### SHOWER ROOM

7' 4" x 5' 10" (2.25m x 1.79m) Beautiful modern shower room comprising of a low flush WC, wash hand basin within a vanity unit, shower cubicle, shower above, heated towel radiator, spotlights, side facing double glazed frosted window, wall mounted mirror unit and incorporated lighting.











### FRONT GARDEN & DRIVEWAY

Small lawned area, mature bushes/shrubs, partially fence enclosed, paved/slate area and off street parking is available on the driveway.

### ATTACHED GARAGE

10' 9" x 17' 1" (3.29m x 5.21m) Slightly oversize garage with up and over front door, further front/rear facing double glazed doors to the garden/driveway, rear facing double glazed window, door to the kitchen, fitted base level storage units, power points and lighting.



### REAR GARDEN

Fence enclosed rear garden with central lawn, side patio and mature bushes/shrubs.

### NOTES

**FREEHOLD PROPERTY**

**COUNCIL TAX BAND: C**

**HEATING SYSTEM: GAS FIRED**

**INSTALLATION DATE: UNKNOWN**

**LAST SERVICE: UNKNOWN**

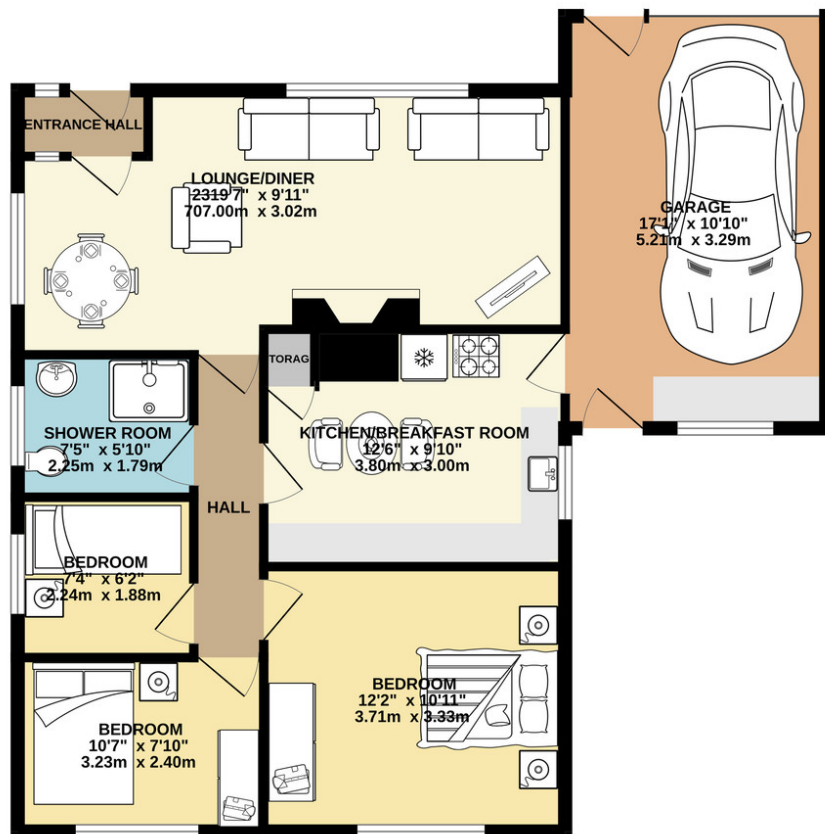
**ELECTRICS: NOT CHECKED**

**SERVICES: MAINS SUPPLY**





GROUND FLOOR  
867 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



MJK Estate Agents, Brig-Y-Don, Ground  
Floor Office, Top Road, Barnby Dun,  
Doncaster, South Yorkshire, DN3 1DB

[www.matthewjameskirk.co.uk](http://www.matthewjameskirk.co.uk)  
[info@matthewjameskirk.co.uk](mailto:info@matthewjameskirk.co.uk)  
01302 898926

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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