

Moorgreen Way, Bircotes Doncaster DN11 8FX

welcome to

Moorgreen Way, Bircotes Doncaster

STUNNING THREE BEDROOM semi detached home located to popular Bircotes having great access to LOCAL AMENITIES. A buyer would be able to move straight in to this MODERN & BEAUTIFULLY PRESENTED property, decorated to a high standard and offers a lovely home to any buyer needing to be moved quickly.













Ground Floor Accommodation Entrance Hall

Access into the property is via a front facing entrance door with laminate style flooring and a central heating radiator.

Cloakroom

Cloakroom having a front facing upvc window, low flush wc and a central heating radiator, laminate style flooring and a wash hand basin.

Lounge

15' 1" x 14' 7" (4.60m x 4.45m)

Stylishly decorated lounge with a front facing upvc window, feature panelling to one wall with tv aerial. Two central heating radiators, stairs leading to the first floor and access through to the kitchen.

Kitchen Diner

15' x 9' 4" max (4.57m x 2.84m max)

Light and bright with an open plan kitchen and dining area. Rear facing upvc window and a laminate style floor, central heating radiator.

The kitchen has a modern range of wall and base units with appliances comprising of a gas hob with an extractor fan above, electric oven, integrated fridge freezer and a dishwasher. Stainless steel sink unit and drainer and recessed lights to the ceiling, useful walk in cupboard for storage to the dining area and Patio doors leading out to the garden.

First Floor Accommodation Landing

Having a central heating radiator and useful over stairs storage cupboard with hanging rail.

Bedroom One

12' 6" x 8' 8" (3.81m x 2.64m)

Double bedroom having a front facing upvc window, a central heating radiator and a tv aerial.

Bedroom Two

9' 8" up to wardrobes x 8' 1" + recess (2.95m up to wardrobes x 2.46m + recess)

Double bedroom having a rear facing upvc window, a central heating radiator, wardrobes to one wall and a tv aerial, access to the loft.

Bedroom Three

9' 10" x 6' 11" (3.00m x 2.11m) Single bedroom having a front facing upvc window and a central heating radiator.

Bathroom

Modern suite comprising of a low flush wc, wash hand basin and a bath with an overhead shower, Tiled walls and flooring and a central heating radiator, recessed lights to the ceiling and a rear facing upvc window.

Outside

External there are two car parking spaces to the front elevation with the rear being accessed via a side gate.

At the rear there is a paved patio area and an astro turf garden for easy maintenance, fenced and enclosed with an outside light and an outside tap.





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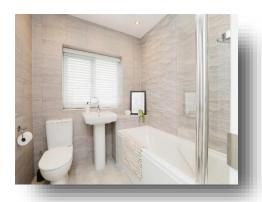
Moorgreen Way, Bircotes Doncaster

- Exceptionally Well Presented Property
- Spacious Lounge, Modern Dining Kitchen
- Three Bedrooms
- Modern Family Bathroom
- Low Maintenance Rear Garden

Tenure: Freehold EPC Rating: B

offers in the region of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107420



Property Ref: BWY107420 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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