



**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

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Property Ref:  
BWY107420 - 0003

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