



**Eastgate, Moorends Doncaster DN8 4TD**



**welcome to**

**Eastgate, Moorends Doncaster**

William H Brown Thorne are proud to present to the market this extended, extremely well-presented two bedroom semi-detached home sitting close to local amenities in Moorends! Boasting off-street parking, extended modern kitchen/diner & large lounge AND home bar in the rear garden! Viewing Essential!



## Entrance

Entering into this beautiful home you walk into the cosy lounge with stairs rising to the first floor, carpet floor covering & front facing composite door.

## Lounge

18' 11" MAX x 21' 10" MAX ( 5.77m MAX x 6.65m MAX )  
The lounge benefits from a front facing double glazed bay window, carpet floor covering, two centrally heated radiators, tv point, feature gas fire with surround, spotlights, coving to the ceiling & double doors opening into the dining room.

## Kitchen/diner

Irregular Shaped Room 17' max x 18' 3" max ( 5.18m max x 5.56m)

(L Shaped room) The kitchen area boasts high specification finishes throughout, with high gloss tiled flooring, high gloss wall & base units with contrasting granite worktops, fitted sink & granite worktop drainer, integrated appliances such as a dish washer & extractor fan with additional understairs cupboard housing the washing machine & dryer (not included but usable space). The dining side follows on with the modern trend continuing on with the high gloss tiled flooring, centrally heated radiator, feature modern light fitting, double doors leading onto the rear garden with a rear glazing double glazed window also located in the kitchen, along with a side facing uPVC door on the side of the property.

## Landing

The landing provides access to all first floor living spaces included family bathroom & loft access.

## Bedroom One

15' 8" To Back Of Wardrobe x 9' 7" ( 4.78m To Back Of Wardrobe x 2.92m )

Bedroom one comprises of a front facing double glazed window, carpet floor covering, centrally heated radiator, fitted wardrobes by Sharps with 10 year warranty remaining (available on request), additional fitted storage space & spotlights to the ceiling.

## Bedroom Two

9' 10" x 8' 5" ( 3.00m x 2.57m )

Bedroom two comprises of a rear facing double glazed window, carpet flooring & centrally heated radiator.

## Bathroom

The bathroom comprises of full tiling to walls & floor with inset lighting, spotlights to the ceiling, three piece fitted suite with low flush w/c, wash hand basin & low flush w/c, along with a waterfall shower fitting overhead of bath, centrally heated radiator & a rear facing double glazed window with privacy glass finish.

## Home Bar

The home bar/outhouse is a great space & amazing opportunity, Currently used as a bar for entertaining friends and family the space benefits from double opening wooden barn style doors, a front facing double glazed window, laminate floor covering, spot style lighting, electric & plenty of sockets. The space has multiple uses & could be perfect for buyers looking to work from home/home gym.

## Outside & Exterior

To the front of the property there is a block paved driveway, low brick wall to separate from road side & gated access, there is a side gate leading around the side of the property with covering overhead, leading onto the rear garden with low maintenance lawn space, outdoor entertaining area/patio area & fencing to all sides to privatise.



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## Eastgate, Moorends Doncaster

- \*\*\*GUIDE PRICE £150,000 - £160,000\*\*\*
- Perfect For First Time Buyers
- Beautifully Presented Throughout
- Open Plan Kitchen/Diner
- Private Rear Garden

Tenure: Freehold EPC Rating: E

guide price

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THN104751 - 0004

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