









# welcome to

# **Wilkinson Avenue, Moorends Doncaster**

William H Brown are proud to present this spacious three bedroom detached property sitting on an enviable plot! Offering NO CHAIN, off-street parking, garage & private rear garden. This property is perfect for buyers looking for a family home! Viewing essential!

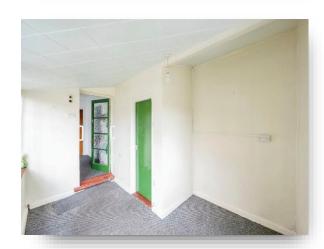












#### **Entrance Hall**

The entrance hall comprises of a uPVC door, carpet floor covering & stairs rising to the first floor of the property.

## Lounge

16' 5" + BAY x 13' (5.00m + BAY x 3.96m)
The lounge comprises of a front facing double glazed bay window, gas fire, carpet floor covering & a centrally heated radiator.

#### Kitchen

20' 1" x 9' 8" ( 6.12m x 2.95m )

The kitchen space is perfect for a family feel when it comes to dining, with fitted wall & base units, worktops & tiling to walls. The space is open and benefits from a great amount of natural lightg with a side facing window & large rear facing window looking onto the well manicured gardens. Leading off of the kitchen there is a traditional patry with plenty of storage space & shelving.

#### **Downstairs W/C**

The downstairs W/C comprises of a side facing double glazed window, low flush toilet & a centrally heated radiator.

## Conservatory

The conservatory comprises of rear & side facing double glazed windows, carpet floor covering, a side facing door & a centrally heated radiator.

## Landing

With stairs rising from the ground floor the landing provides access to all first floor living spaces & loft access, there is a side facing double glazed window & carpet floor covering.

#### **Bedroom One**

11' 10" x 11' 4" ( 3.61m x 3.45m )

Bedroom one comprises of two front facing double glazed windows, built in wardrobe, carpet floor covering & a centrally heated radiator.

## **Bedroom Two**

14' x 9' 11" ( 4.27m x 3.02m )

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

#### **Bedroom Three**

11' 4" x 8' 9" ( 3.45m x 2.67m )

Bedroom three comprises of two front facing double glazed windows, carpet floor covering & a centrally heated radiator.

#### **Bathroom**

The bathroom comprises of a rear facing double glazed window, part tilling to walls, bath with overhead shower, hand wash basin & laminate floor covering.

#### Garage

The garage has a power supply & an up & over door.

#### **Outside & Exterior**

To the front of the property there is a well-maintained lawn space with manicured hedgerow to privatise from the public footpath. Two paved driveways with wrought iron gated access, to the right hand side the driveway runs around the rear of the property with further parking & access to the garage. The rear garden is well-stocked with flowerbeds set to bloom in the summer months and lawn space with fencing to all sides to privatise along with a wooden pitched roof pergola.





## welcome to

# Wilkinson Avenue, Moorends Doncaster

- NO CHAIN!
- Ample Off-Street Parking For Multiple Cars AND Garage
- Desirable Plot
- Close To Local Amenities & Motorway Links
- Private Rear Garden With Open Views

Tenure: Freehold EPC Rating: D

# £200,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/THN104890



Property Ref: THN104890 - 0002 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.





01405 812334



thorne@williamhbrown.co.uk



8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.