



Wilkinson Avenue, Moorends Doncaster DN8 4RT

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 light 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 tiling 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.



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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

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Property Ref:
THN104890 - 0002

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