









welcome to

Micklethwaite Road, Moorends DONCASTER

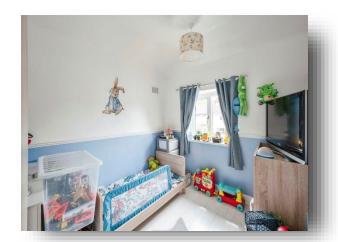
William H Brown Thorne are proud to present to the market this well-presented three bedroom semi-detached home in Moorends! Boasting off-street parking, large rear garden, three good sized bedrooms & much more! Viewing advised!













Entrance Hall

Entering into the property there is a front facing double glazed uPVC door, laminate floor covering, stairs rising to first floor, centrally heated radiator & open archway into lounge.

Lounge

16' 5" x 14' 1" (5.00m x 4.29m)

The lounge benefits from a front facing double glazed window, laminate floor covering, gas fire with hearth surround, centrally heated radiator, dido rail & understairs storage.

Kitchen

19' 7" x 8' 6" (5.97m x 2.59m)

The kitchen benefits from fitted wall & base units with contrasting worktops, cooker hood, gas hob & integral oven along with fitted sink & drainer, full tiling to floor & part to the walls, a rear facing double glazed window along with a rear facing double glazed uPVC door, spotlights to the ceiling & mounted central heating boiler.

Landing

With stairs rising from the ground floor entrance hall, the landing provides access to all first floor living spaces along with carpet floor covering & a side facing double glazed window.

Bedroom One

12' 1" x 11' 7" (3.68m x 3.53m)

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

Bedroom Two

11' 8" x 10' 10" (3.56m x 3.30m)

Bedroom two comprises of a front facing double glazed window, carpet floor covering, centrally heated radiator & built in cupboard/storage space.

Bedroom Three

8' 9" x 7' 11" (2.67m x 2.41m)

Bedroom three comprises of a front facing double glazed window, laminate floor covering & centrally heated radiator.

Bathroom

The bathroom comprises of a three piece suite with w/c, wash hand basin & bath with shower fitting overhead, full tiling to walls & linoleum floor covering, heated towel rail & rear facing double glazed window with privacy glass finish.

Outside & Exterior

To the front of the property there is paved driveway with dropped curb for parking access, there is also an enclosed lawn space with garden fence to one side & low brick wall to the front and other side. To the rear of the property there is a low maintenance lawn space with fencing to all sides, garden shed & patio area to enjoy on summer evening.





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Micklethwaite Road, Moorends DONCASTER

- PERFECT FIRST TIME BUYER HOME!
- Close To Local Amenities
- Well-Presented Throughout & Spacious
- Large Rear Garden With Patio Area
- Early Viewing Advised!!

Tenure: Freehold EPC Rating: C

£140,000









Please note the marker reflects the postcode not the actual property

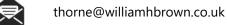
view this property online williamhbrown.co.uk/Property/THN104882

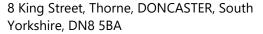


Property Ref: THN104882 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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william h brown







williamhbrown.co.uk

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