



Mulberry Avenue,Moorends Doncaster DN8 4SW

welcome to

Mulberry Avenue, Moorends Doncaster

OFFERED WITH NO UPWARD CHAIN!! A well-presented two bedroom detached bungalow in a quiet cul-de-sac Offering two bedrooms, spacious lounge, detached garage & driveway. Viewing Essential!!!



Lounge

16' 9" x 16' 9" (5.11m x 5.11m)

The lounge benefits from a double glazed window, carpet floor covering, centrally heated radiator.

Entrance Hall

Entering into the property there is a side facing door leading into the entrance hall with carpeted floor covering & storage cupboards.

Kitchen

11' 4" x 6' 10" (3.45m x 2.08m)

The kitchen benefits from an array of fitted wall & base units with worktops, 1 1/2 sink & drainer, fitted electric oven & gas hob, cookerhood, lino floor covering & centrally heated radiator, there is a front facing double glazed window.

Master Bedroom

12' 8" x 12' 7" (3.86m x 3.84m)

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

Bedroom 2

9' 10" x 7' 11" (3.00m x 2.41m)

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

Bathroom

The bathroom comprises of a side facing double glazed window, three piece suite of low flush w/c, wash hand basin & bath with shower fitting overhead, lino floor covering & centrally heated towel rail. Full tiled walls and spotlights.

Outside & Exterior

To the front of the property there is a low maintenance block paved driveway with side access to the property & access to garage. To the rear of the property there is a low maintenance garden area with fencing to all sides.



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Mulberry Avenue, Moorends Doncaster

- Detached
- Off Street Parking & Garage
- Well Maintained
- No Upward Chain
- VIEWING HIGHLY RECOMMENDED

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105218 - 0003

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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