

The Avenue, Moorends Doncaster DN8 4NX







welcome to

The Avenue, Moorends Doncaster

GUIDE PRICE £160,000 - £170,000 Welcome to The Avenue, positioned on a very well sought after street in Moorends & boasting large rear garden, detached garage along with a beautiful modern finish throughout, this home is perfect for first time buyers! Viewing absolutely essential!













Entrance Hall

Entering into the property there is a front facing composite door, centrally heated radiator, stairs rising to first floor & access to all groundfloor living spaces.

Kitchen

10' 8" x 7' 5" (3.25m x 2.26m)

The kitchen benefits from a side facing uPVC door, rear facing double glazed window, wall and base units with contrasting worktops, sink & drainer, fitted extractor fan & under cupboard waste unit, heated towel rail & herringbone style laminate flooring.

Lounge/Diner

23' 10" MAX x 10' 11" MAX (7.26m MAX x 3.33m MAX) The lounge/diner benefits from dual aspect lighting with a front facing double glazed window & rear facing double glazed patio doors, laminate floor covering, open archway joining the rooms, two centrally heated radiators along with a log burner & TV point.

Landing

The landing provides access to all first floor living spaces & rises from the ground floor entrance hall.

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m)

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

Bedroom Two

11' 11" x 9' 7" (3.63m x 2.92m)

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

Bedroom Three

7' 7" x 8' 6" (2.31m x 2.59m)

Comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator,

Bathroom

Comprises of a rear facing double glazed window with privacy glass finish, four piece suite of a low flush w/c, wash hand basin, bath with hot & cold taps, shower cubicle with fitting overhead & heated towel rail.

Outside & Exterior

To the front of the property there is a resin driveway with side access to the property going into the rear garden with patio area, gravel section leading to the lawned area with mature shrubbery.





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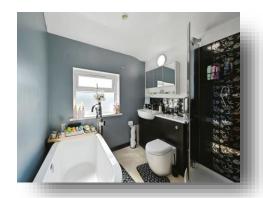
- **GUIDE PRICE £160,000 £170,000**
- New Resin Driveway & Composite Front Door
- Newly Fitted Kitchen
- Large Rear Garden & Detached Garage
- Really Well-Presented Throughout

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£160,000









Please note the marker reflects the postcode not the actual property

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Property Ref: THN105247 - 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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