



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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The Avenue, Moorends Doncaster

- ****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

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