



Wilkinson Avenue, Moorends DONCASTER DN8 4RT

welcome to

Wilkinson Avenue, Moorends DONCASTER

A PERFECT FIRST HOME! Boasting large rear garden, well-finished throughout, three bedrooms & excellently positioned on a quiet cul-de-sac on the cusp of Thorne, this home is ideal for first time buyers & investors alike - VIEWINGS ADVISED!



Entrance

Entering into the property you come through the PVC front door off of the driveway into the lounge.

Lounge

Benefiting from a front facing double glazed window, laminate floor covering & centrally heated radiator, feature wall & TV point.

Kitchen/Diner

The kitchen-diner benefits from an array of wall & base units, tiling to walls/splashback & floor, fitted sink & drainer, cookerhood along with integrated hob & oven, access to a large understairs cupboard. A rear facing double glazed window, rear facing PVC door & side facing double glazed window,

Landing

With stairs rising from ground floor the landing provides access to all first floor living spaces along with bathroom access & side facing double glazed window.

Bedroom One

Comprises of a front facing double glazed window, pinewoods flooring and a centrally heated radiator.

Bedroom Two

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

Bedroom Three

Benefits from a rear facing double glazed window, laminate floor covering & centrally heated radiator.

Bathroom

The bathroom benefits from a three piece suite comprising of low flush w/c, wash hand basin & bath with shower overhead & shower screen. Part tiling to walls, a front facing double glazed window & heated towel rail.

Outside & Exterior

To the front of the property there is a driveway with

gravel area, to the rear of the property there is a block paved patio area with mature garden perfect for avid planters or green fingered folk looking for a project, fenced to all sides.



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welcome to

Wilkinson Avenue, Moorends DONCASTER

- Perfect First Home
- Excellent Cul-De-Sac Position
- Close to Amenities & Motorway Links
- Enclosed Rear Garden
- Must View Property!

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers in excess of
£135,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/THN105426](https://www.williamhbrown.co.uk/Property/THN105426)



Property Ref:
THN105426 - 0004

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