



11 Shildon Grove Moorends DN8 4RA

£135,000

FREEHOLD

VIEWING ESSENTIAL. Immaculate THREE bedroom semi-detached. Perfect First Time Buy or Buy to Let. Newly decorated. Lounge, Modern fitted kitchen/diner and ground floor w.c. Large modern fitted bathroom. UPVC double glazed. Gas central heating (New Boiler 2023). Driveway. Generous sized rear garden. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Immaculate presentation throughout • Lounge, Modern Fitted kitchen/diner

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Radiator. Door into the lounge.

LOUNGE

16'4" x 14'6"

Front facing UPVC double glazed window. Radiator. Door into a useful understairs storage cupboard with side facing window. Door into the kitchen.

KITCHEN/DINER

19'8" x 8'5" max.

Two rear facing UPVC double glazed windows and rear UPVC double glazed entrance door. Fitted with a modern range of matt light coloured wall and base units with stone effect laminate worksurfaces incorporating a stainless steel sink and drainer with matching upstands. Matching breakfast bar. Free standing gas cooker with stainless steel splashback and extractor hood above. Space and plumbing for washing machine. Laminate floor. Radiator. Small side facing single glazed window. Door into the w.c. Wall mounted gas combi central heating boiler (New 2023)

W.C

4'4" x 2'7"

Side facing single glazed window. Fitted with a vanity wash hand basin with high gloss base and w.c. Laminate floor.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access point.

BEDROOM ONE

12'2" x 11'10" max.

Rear facing UPVC double glazed window. Useful built-in cupboard. Radiator.

BEDROOM TWO

11'5" x 10'10"

Front facing UPVC double glazed window. Useful built-in cupboard. Radiator.

BEDROOM THREE

10'10" x 7'11" max.

Front facing UPVC double glazed window. Radiator.

BATHROOM

8'7" x 7'6"

Rear facing UPVC double glazed window. Fitted with a modern



- Ground floor w.c.
- UPVC double glazed
- Gas central heating (New Boiler 2023)
- Large modern fitted bathroom

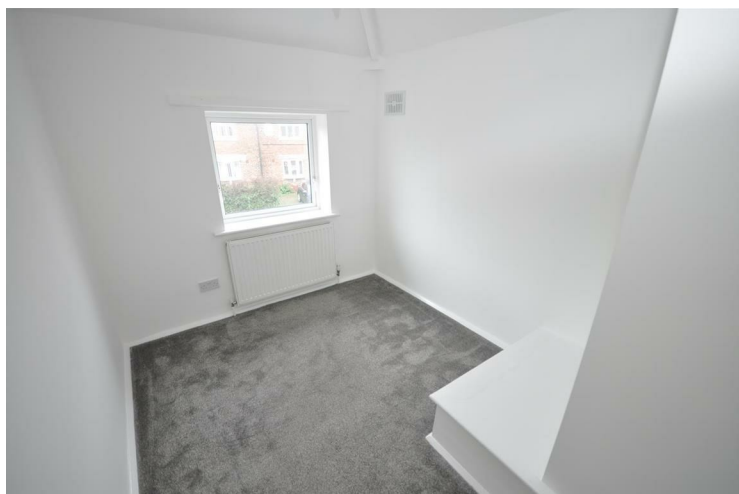
white suite comprising of a panelled bath with mixer tap shower attachment, vanity wash hand basin with high gloss white storage drawers and w.c. PVC panelling to the bath and sink area. Chrome towel radiator.

OUTSIDE

The property is set behind a block work wall with gravelled driveway and forecourt providing ample off road parking and continuing to the side.

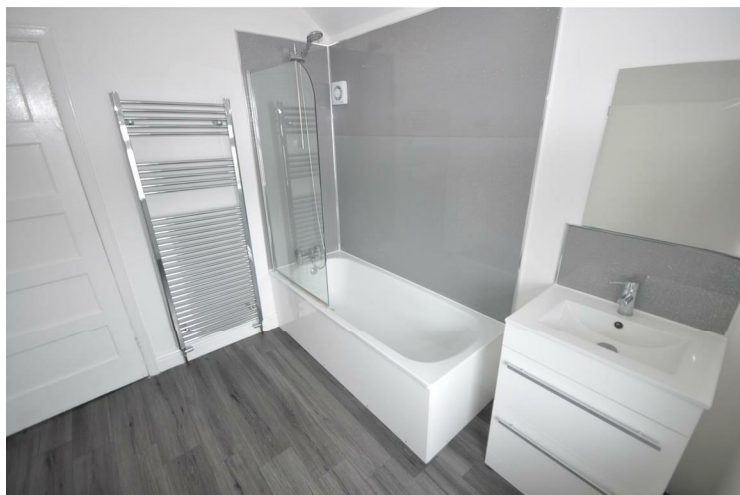
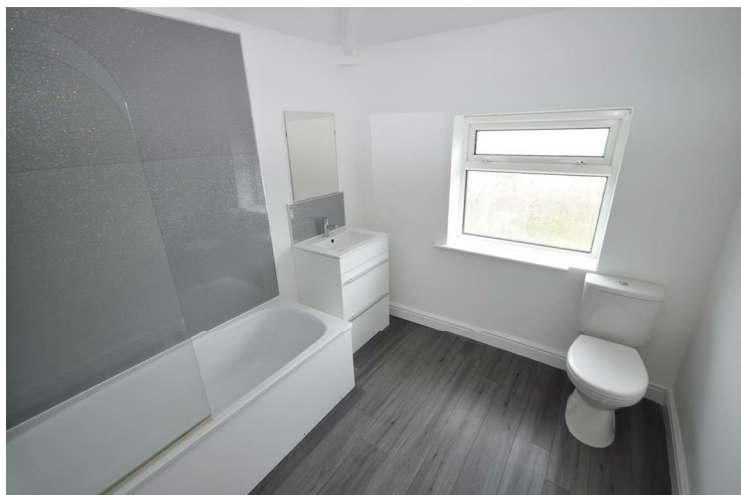
A gate to the side leads into the generous sized rear garden with lawn, timber panelled fencing and an open rear aspect. An outside cold water tap is fitted.

NO UPWARD CHAIN INVOLVED



- Driveway, Generous sized garden • NO UPWARD CHAIN INVOLVED • Extending to approx. 85.7 sq.m



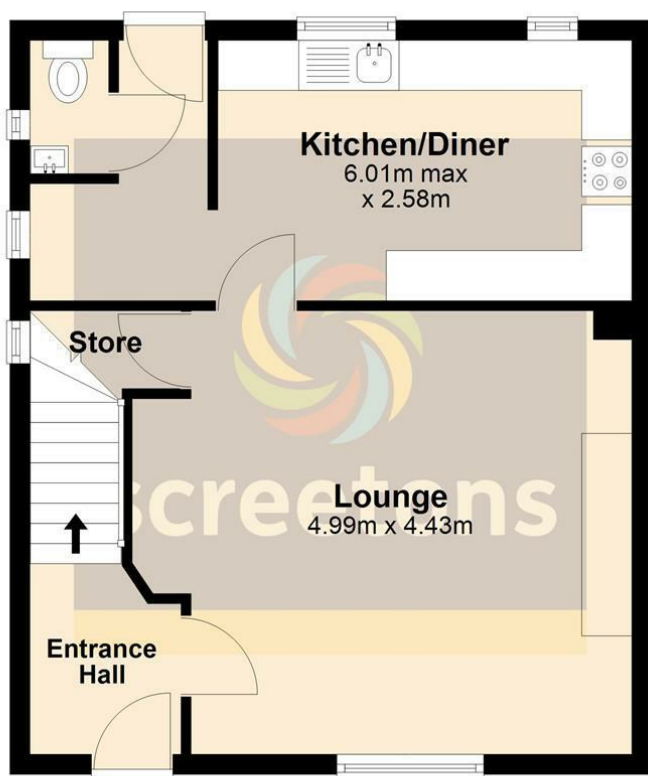


Additional Information

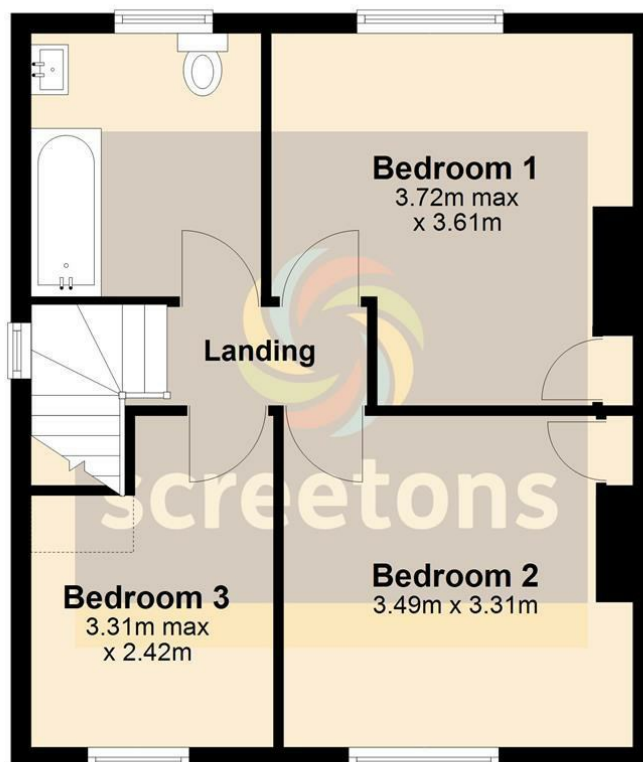
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	83
England & Wales		
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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