



53 High Hazel Road Moorends DN8 4QH

£98,500
FREEHOLD

Perfect First Time Buy/Investment. THREE bedroom mid terraced house. Lounge with french doors. Fitted kitchen. UPVC double glazed. Gas central heating. Bathroom and separate w.c. Driveway and lawned gardens. Popular residential area.



- **THREE BEDROOM MID TERRACED HOUSE** • Lounge with French doors, Fitted kitchen • UPVC double glazed

INFORMATION

As the property is a mid terrace with the side passageway/ginnel, your first floor accommodation is slightly wider making a larger third bedroom, ideal for those wanting better bedroom sizes.

ENTRANCE LOBBY

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

LOUNGE

17'4" x 12'4" max.

Rear facing UPVC double glazed French doors leading into the rear garden. Useful understairs storage cupboard. Door into the kitchen.

KITCHEN

12'10" x 7'4"

Front facing UPVC double glazed window. Fitted with a range of wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Free standing gas cooker. Space for fridge freezer and washing machine. Tiled floor. Door into the w.c and rear UPVC double glazed entrance door.

W.C

4'0" x 2'8"

Rear facing UPVC double glazed window. Fitted with a white w.c. Tiled floor. Radiator.

BATHROOM

5'10" x 4'3"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with mixer tap shower attachment and wash hand basin. Tiled walls. Radiator.

LANDING

Front facing UPVC double glazed window. Useful built-in storage cupboard. Doors off to all rooms. Loft access point.

BEDROOM ONE

16'0" x 11'2"

Front and rear facing UPVC double glazed windows. Useful built-in storage cupboard also housing the wall mounted gas combi central heating boiler. Two radiators.

BEDROOM TWO

14'1" x 7'9"

Rear facing UPVC double glazed window. Radiator.



- Gas central heating • Bathroom and w.c. • Driveway, Lawned gardens • Ideal First Time Buy • Extending to approx. 76.8 sq.m/826 sq.ft

BEDROOM THREE

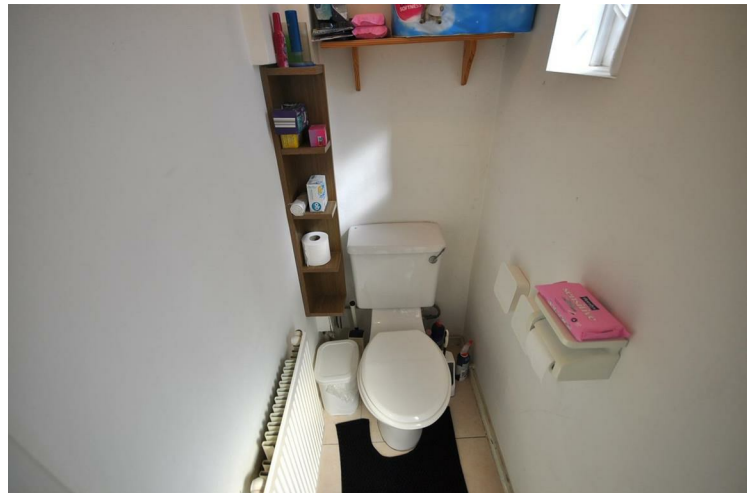
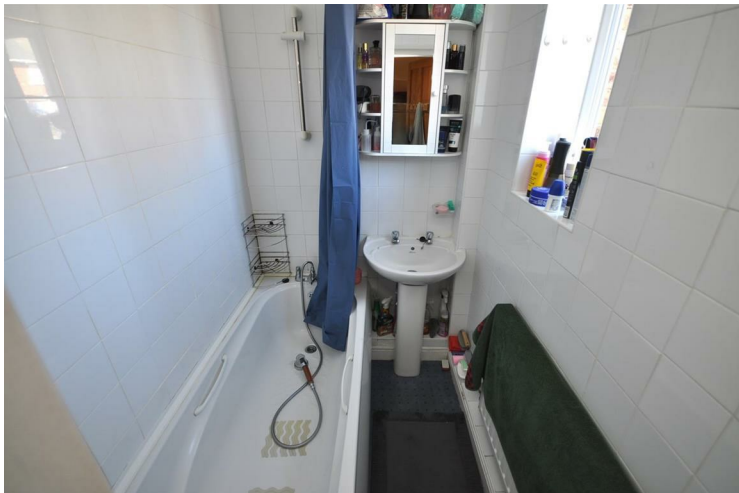
13'11" x 7'10"

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

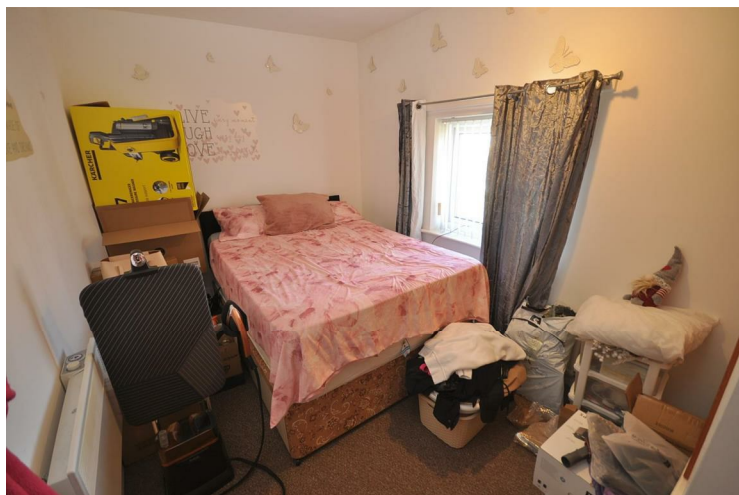
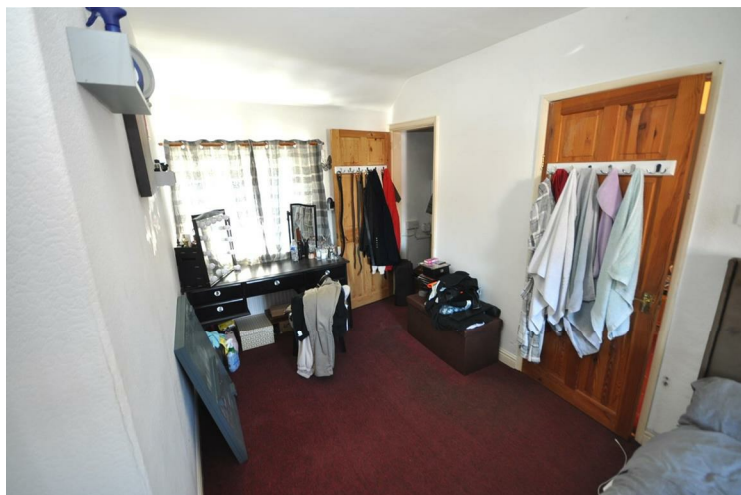
OUTSIDE

There is a lawned front garden with stone block work boundary wall and wrought iron gates leading onto the driveway providing off road parking. A gate through the side passageway leads into the private rear garden.

The rear garden is lawned with a paved and decked seating area with pergola and timber panelled fencing.





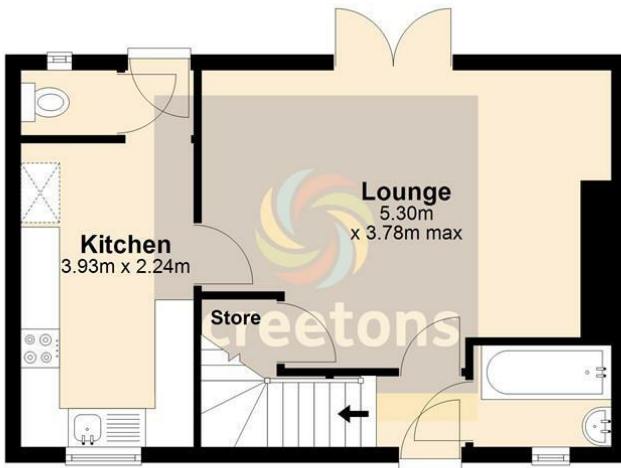


Additional Information

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		
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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