36 High Hazel Road

Moorends DN8 4QB

Offers Over £100,000

FREEHOLD

NO UPWARD CHAIN. THREE bedroom semi-detached house. Lounge, kitchen/diner and bathroom with shower. UPVC double glazed (majority). Gas central heating. Front and rear gardens with option to create parking to the front. Ideal First Time Buy / Investment. Priced to reflect some modernisation.

• THREE BEDROOM SEMI-DETACHED HOUSE • Entrance hall, Lounge • Kitchen, Ground floor w.c. • UPVC double glazed (excluding small windows to side)

ENTRANCE HALL

Front timber entrance door. Staircase leading to the first floor. Radiator. Door into the lounge.

LOUNGE

16'5" x 14'2"

Front facing UPVC double glazed bow window. Feature fireplace with granite hearth and inset to a coal effect gas fire. Radiator. Useful understairs storage cupboard with side facing single glazed window. Door into the kitchen.

KITCHEN

16'11" x 8'6"

Rear facing UPVC double glazed window and UPVC double glazed door leading into the garden. Fitted with a range of wall and base units with laminate worksurfaces incorporating a sink and drainer with splashback tiling. Space for electric cooker. Space for washing machine and undercounter fridge. Door into the storage area/lobby.

STORAGE AREA/LOBBY

6'1" x 3'5"

Side facing single glazed window. Wall mounted gas combi central heating boiler. Door into the w.c.

W.C

4'8" x 2'7"

Side facing single glazed window.

LANDING

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

BEDROOM ONE

11'10" x 11'6"

Rear facing UPVC double glazed window. Built-in shelves. Radiator.

BEDROOM TWO

11'6" x 10'10"

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

BEDROOM THREE

10'10" x 8'0" max.

Front facing UPVC double glazed window. Radiator.

BATHROOM

8'6" x 7'11"

Rear facing UPVC double glazed window. Fitted with a four piece suite comprising of a free standing claw foot roll top

• Gas central heating • Large bathroom with free standing bath & shower • Front and rear gardens • Space to create parking to the front

bath, tiled shower cubicle with mains shower, vanity wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

There is a gravelled front garden which could easily be altered to create a driveway if required. There is access to the side leading into the private, good sized garden with gravelled area, timber panelled fencing and established shrubs.

NO UPWARD CHAIN INVOLVED

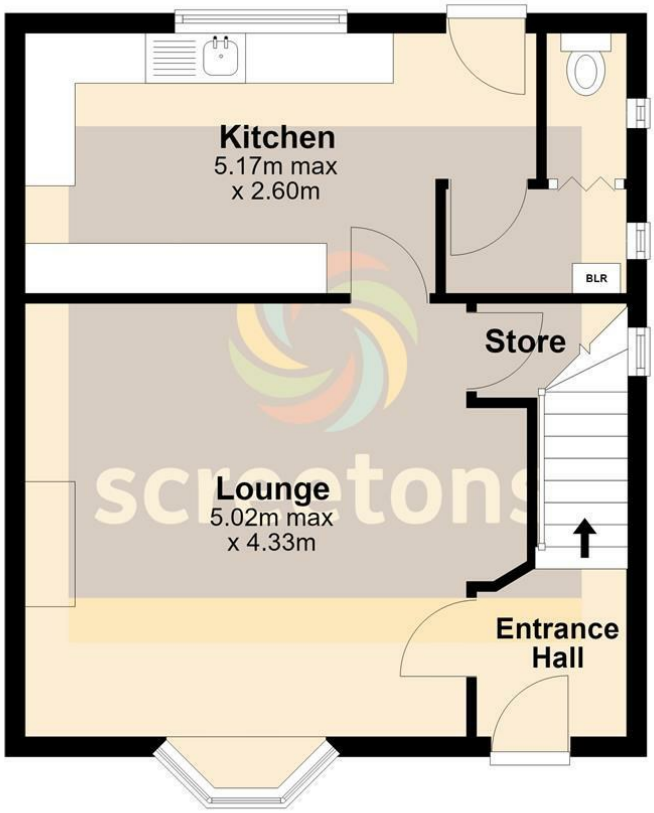
• NO UPWARD CHAIN INVOLVED • Extending to approx. 85.1 sq.m / 916 sq.ft

Additional Information

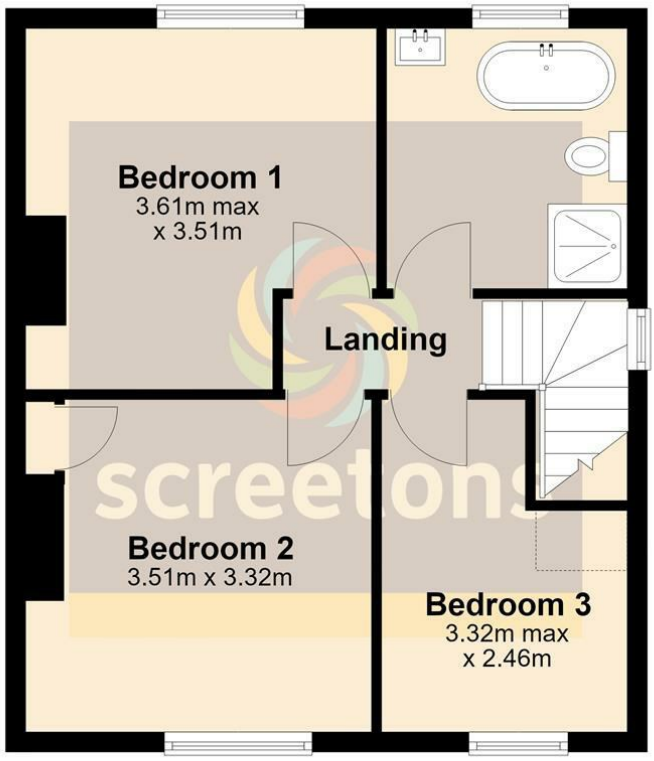
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

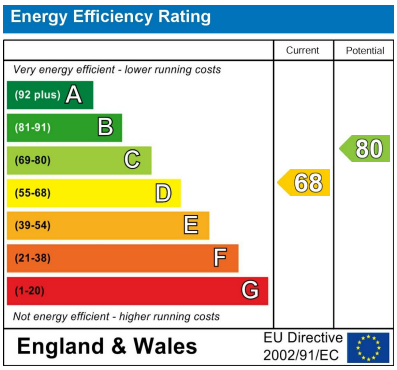
Tenure - Freehold

Ground Floor



First Floor





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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