



Northgate, Moorends Doncaster DN8 4LW



welcome to

Northgate, Moorends Doncaster

William H Brown Thorne are proud to present to the market this extended home boasting four bedrooms & spacious living throughout! A perfect home for first time buyers AND families, master with an en-suite, enclosed rear garden & additional reception room - **BOOK YOUR VIEWING TODAY!**



Entrance Hall

Entering into the property there is a front facing uPVC door leading into the hallway with laminate floor covering & stairs rising to first floor.

Lounge

The lounge boasts a front facing double glazed window, laminate floor covering & centrally heated radiator along with understairs cupboard & TV point.

Kitchen

Boasting fitted wall & base units with worktops, full tiling to floor & partial to splashback, integrated appliances including microwave, oven, hob & fridge/freezer. There is a rear facing double glazed window & downstairs w/c.

Reception Room 2

Boasting the full width of the property with a front facing double glazed window, rear facing PVC door & linoleum floor covering.

Landing

With stairs rising from the ground floor the landing provides access to all bedrooms, family bathroom & loft space.

Master Bedroom

Boasting front facing double glazed window, carpet floor covering & centrally heated radiator.

En-Suite

Boasting rear facing double glazed window, part tiling to walls & linoleum floor covering, wash hand basin, w/c & shower cubicle.

Bedroom Two

Boasting front facing double glazed window, carpet floor covering & centrally heated radiator.

Bedroom Three

Boasting rear facing double glazed window, carpet floor covering & centrally heated radiator.

Bedroom Four

The fourth bedroom boasts front facing double glazed window, carpet floor covering & centrally heated radiator.

Family Bathroom

Comprises of a fitted three piece suite with low flush w/c, wash hand basin & bath with shower fitting overhead, linoleum floor covering, heated towel rail & full tiling along with airing cupboard.

Outside & Exterior

To the front of the property there is a driveway suitable for multiple vehicles with brick partition wall. To the rear of the property there is an enclosed garden with lawn and patio area.



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welcome to

Northgate, Moorends Doncaster

- PERFECT FIRST OR FAMILY HOME
- Positioned Close To Amenities & Schools
- Off-Street Parking For Multiple Vehicles
- Master With En-Suite
- VIEWINGS ENCOURAGED!

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£175,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105487 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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