

22 The Fairway

Moorends DN8 4NQ

Offers Over £137,000

FREEHOLD

PERFECT FIRST TIME BUY. Generous sized THREE bedroom semi-detached house. Spacious lounge and fitted kitchen/diner. UPVC double glazed and UPVC conservatory. Gas central heating. Gated driveway. Larger than average rear garden. NO UPWARD CHAIN INVOLVED.





• THREE BEDROOM SEMI-DETACHED HOUSE • Porch, Spacious lounge • Fitted kitchen/diner, Conservatory

ENTRANCE PORCH

Front UPVC double glazed window and side UPVC double glazed entrance door. Door into the lounge.

LOUNGE

17'11" x 13'6"

Front facing UPVC double glazed window. Staircase leading to the first floor with useful understairs storage cupboard. Three radiators. Door into the kitchen/diner.

KITCHEN/DINER

17'11" x 8'6"

One side and two rear facing UPVC double glazed windows and rear UPVC double glazed door leading into the conservatory. Fitted with a range of white wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Integrated electric oven, hob and extractor hood above. Space for washing machine and dishwasher. Space for fridge freezer plus undercounter fridge. Radiator.

CONSERVATORY

11'6" x 11'6"

Rear and side facing UPVC double glazed windows and side UPVC double glazed french doors.

LANDING

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

BEDROOM ONE

11'6" x 10'5"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

11'8" x 9'7"

Rear facing UPVC double glazed window. Useful built-in cupboard also housing the wall mounted gas combi central heating boiler. Radiator.

BEDROOM THREE

8'3" x 7'11"

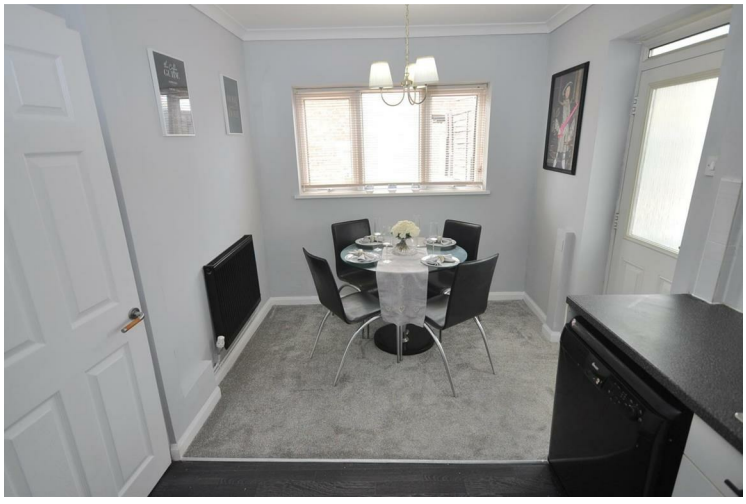
Rear facing UPVC double glazed window. Radiator.

SHOWER ROOM

8'3" x 6'0"

Front facing UPVC double glazed window. Fitted with a suite comprising of a tiled shower cubicle with multi jet shower, floating vanity wash hand basin and w.c. Tiled walls. Towel radiator.





• UPVC double glazed • Gas central heating • Modern fitted shower room • Driveway • Larger than average lawned rear garden • NO UPWARD CHAIN INVOLVED • Extending to approx. 88.5 sq.m / 953 sq.ft

OUTSIDE

There is a walled and gravelled front garden with concrete driveway leading through wrought iron gates providing off road parking and continuing to the side where the driveway could be extended if required. A gate leads into the larger than average rear garden, which has a gravelled seating area, lawn and timber panelled fencing with established hedge.

SOLAR HOT WATER

There is a solar hot water panel fitted.

NO UPWARD CHAIN INVOLVED









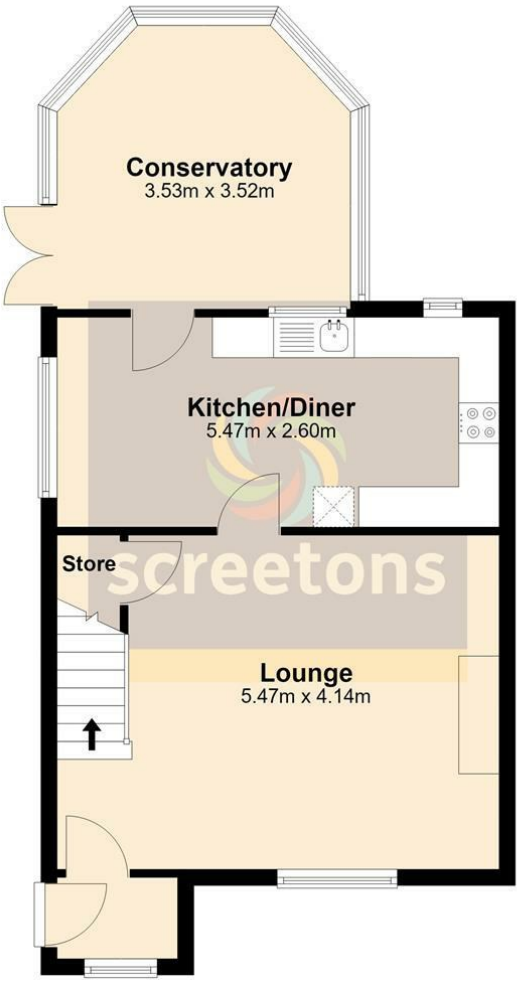




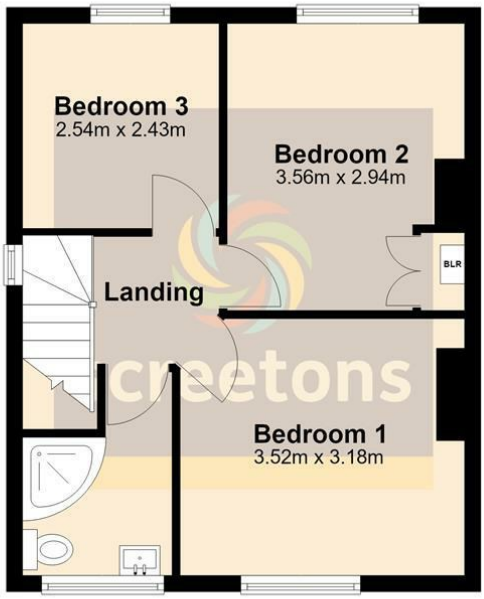
Additional Information

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

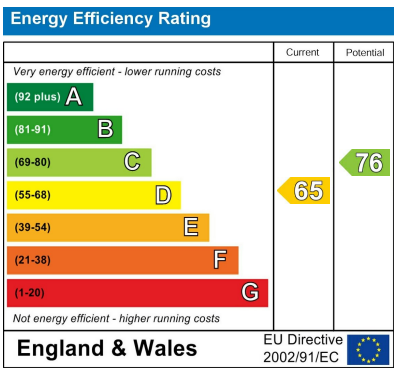
Ground Floor



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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