



44 Barnsley Road Moorends DN8 4RG

Offers Around £135,000

FREEHOLD

VIEWING ESSENTIAL. THREE bedroom semi-detached house with fantastic frontage offering a large driveway/parking space. Spacious lounge and newly fitted kitchen/diner. Ground floor w.c. UPVC double glazed (NEW 2021). Front and rear gardens. Ideal First Time Buy. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- Ready to move straight into
- Spacious Lounge, Ground floor w.c.

COVERED ENTRANCE PORCH

ENTRANCE LOBBY

Front contemporary composite double glazed entrance door. Staircase leading to the first floor. Laminate floor. Radiator with decorative cabinet. Door into the lounge.

LOUNGE

14'3" x 13'2" max.

Front facing UPVC double glazed window. Laminate floor. Radiator. Open access into the kitchen/diner.

KITCHEN/DINER

14'3" x 9'3"

Rear and side facing UPVC double glazed windows and rear UPVC double glazed entrance door. Newly fitted kitchen with modern light grey shaker style wall and base units with marble effect laminate worksurfaces incorporating a sink and drainer with splashback tiling. Integrated electric oven, four ring electric hob and extractor hood above. Space for American style fridge/freezer. Integrated and concealed washer/dryer. Concealed wall mounted gas combi central heating boiler. Laminate floor. Radiator. Useful understairs storage cupboard. Door into the w.c.

W.C

4'6" x 2'8"

Rear facing UPVC double glazed window. Fitted with a white w.c. Laminate floor. Radiator with decorative cabinet.

LANDING

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

BEDROOM ONE

13'2" x 10'11"

Front facing UPVC double glazed window. Built-in wardrobe. Laminate floor. Radiator.

BEDROOM TWO

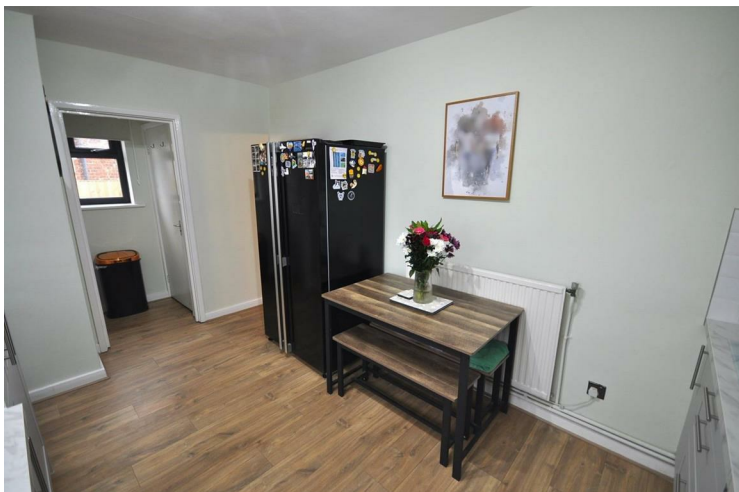
11'9" x 9'3"

Rear facing UPVC double glazed window. Laminate floor. Radiator.

BEDROOM THREE

8'11" x 6'4"

Front facing UPVC double glazed window. Laminate floor. Radiator.



- Newly fitted kitchen/diner
- UPVC double glazed (new doors & windows 2021)
- Gas central heating
- Larger driveway/parking area

BATHROOM

6'0" x 5'6"

Side facing UPVC double glazed window. Fitted with a modern white three piece suite comprising of a panelled bath with mixer tap shower attachment and glass screen, pedestal wash hand basin and w.c. Tiled walls.

OUTSIDE

The property stands on a fantastic plot with wide frontage offering generous sized driveway and parking with good sized lawned area, which could create further parking if required and set behind a stone block wall. A gate to the side leads into the side garden, which then opens out into the rear garden with timber fencing and a concrete patio, with the remaining garden gravelled providing a low maintenance space. There is a timber garden shed included (16' x 10') and an outside cold water tap fitted.

NO UPWARD CHAIN INVOLVED



- Gardens, Ideal First Time Buy • NO UPWARD CHAIN INVOLVED • Extending to approx. 74.6 sq.m / 802 sq.ft



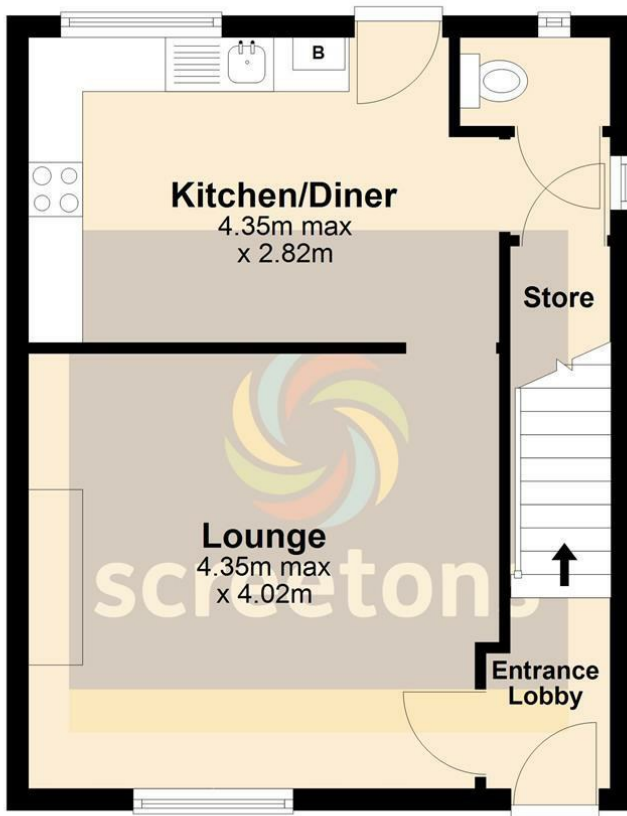


Additional Information

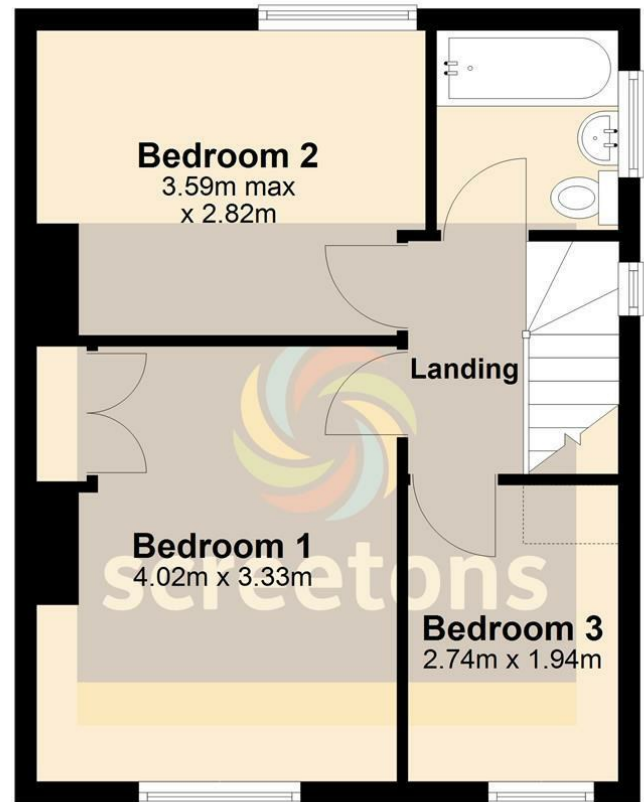
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only


Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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