



51 Ferndale Drive Moorends DN8 4SE

Offers Over £195,000

FREEHOLD

NO UPWARD CHAIN. Spacious THREE bedroom DETACHED bungalow. Generous sized kitchen/diner and lounge. Shower room. UPVC double glazed. Gas central heating. Front and rear gardens with driveway and garage. Quiet side road location. Viewing essential to appreciate size and potential.



- **THREE BEDROOM DETACHED BUNGALOW**
- Lounge, Spacious kitchen/diner
- Shower room with double shower cubicle

KITCHEN/DINER

20'6" x 9'4"

Side UPVC double glazed entrance door and front and side facing UPVC double glazed windows. Fitted with a range of wall and base units with laminate worksurfaces incorporating a one and a half bowl sink and drainer and extending into a breakfast bar peninsula. Integrated electric oven, four ring gas hob and extractor hood above. Space and plumbing for washing machine and undercounter fridge and freezer. Radiator. Glazed door into the lounge.

LOUNGE

16'2" x 13'10"

Front facing UPVC double glazed bow window. Feature timber fireplace with marble hearth and inset to an electric coal effect fire. Four wall lights. Radiator. Glazed door into the inner hall.

INNER HALLWAY

Doors off to all rooms. Loft access point with pull down ladders. Built-in cupboard also housing the wall mounted gas combi central heating boiler.

BEDROOM ONE

13'1" x 10'0"

Rear facing UPVC double glazed window. Built-in wardrobes, bedside cabinets, over head bed storage and drawers. Radiator.

BEDROOM TWO

12'9" x 10'2"

Rear facing UPVC double glazed. Radiator.

BEDROOM THREE

9'11" x 8'0"

Side facing UPVC double glazed window. Radiator.

SHOWER ROOM

9'3" x 6'6"

Side facing UPVC double glazed window. Fitted with a suite comprising of a PVC panelled double shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls. Built-in storage cupboard. Radiator.

OUTSIDE

There is an open plan lawned front garden with block paved driveway leading to the garage and block paved path to both sides of the bungalow leading into the rear garden.



- UPVC double glazed • Gas central heating • Front and rear gardens • Detached Garage • Quiet side road location • NO UPWARD CHAIN INVOLVED • Extending to approx. 81.4 sq.m / 876 sq.ft

GARAGE

18'11" x 8'2"

Front remote control roller shutter door. Rear UPVC double glazed window and side UPVC double glazed pedestrian access door.

The rear garden is lawned with paved patio, timber fencing with hedged boundaries.

CONSTRUCTION

The property is steel framed.

SOLAR PANELS

Solar panels are installed offering great electricity savings.

NO UPWARD CHAIN INVOLVED





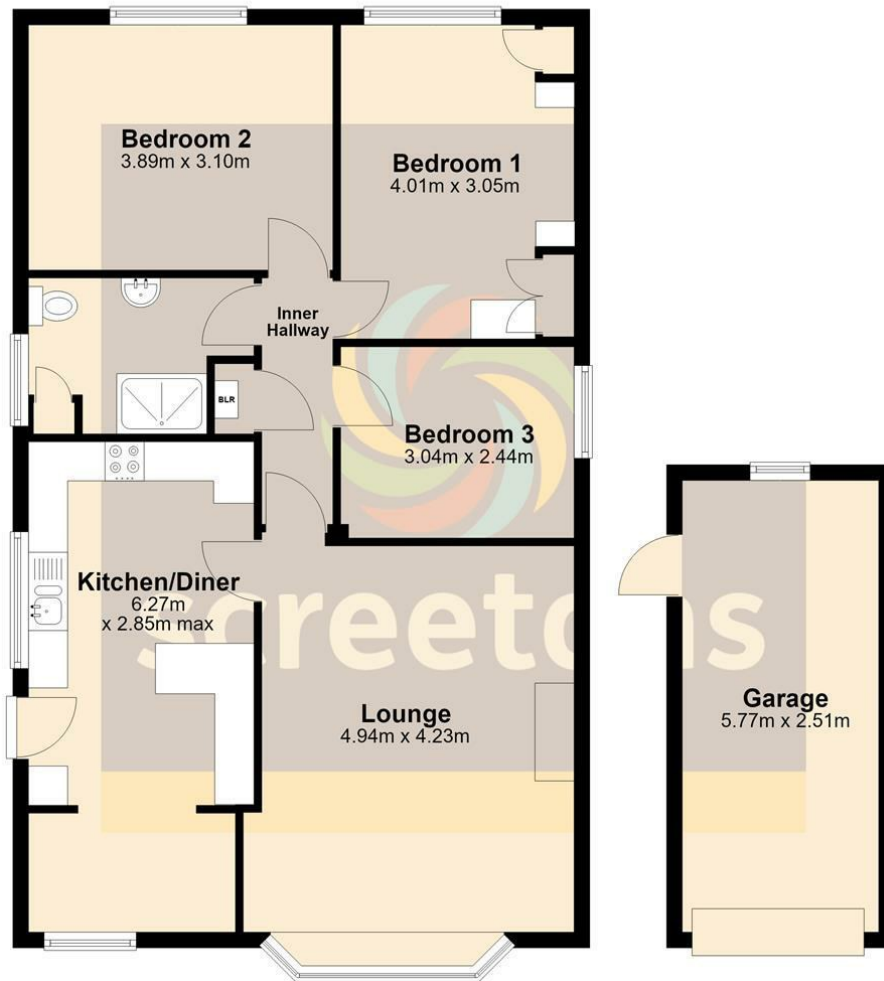


Additional Information

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

Tenure - Freehold

Floor Plan



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		
	78	82
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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