



53 Barnsley Road  
Moorends DN8 4QU

Offers Around £145,000

**FREEHOLD**

Perfect First Time Buy. EXTENDED THREE bedroom end terraced house with generous sized rear garden. Lounge, Fitted kitchen/diner, Sun room and ground floor w.c. Family bathroom. Side by side driveway parking. Immaculately presented.



- THREE BEDROOM END TERRACED HOUSE • Immaculate presentation throughout • Lounge, Fitted kitchen/diner

### ENTRANCE LOBBY

Front composite double glazed entrance door. Staircase leading to the first floor. Radiator. Door into the lounge.

### LOUNGE

14'6" x 13'5"

Front facing UPVC double glazed window. Feature timber fireplace with cream granite effect inset and hearth to an electric fire. Radiator. Useful understairs storage cupboard. Door into the kitchen/diner.

### KITCHEN/DINER

14'6" x 8'5"

Rear facing UPVC double glazed window and rear composite double glazed door leading into the sun room. Fitted with a modern range of beech effect wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Space for free standing electric cooker. Plumbing for washing machine and space for fridge freezer and undercounter fridge. Radiator. Door into the lobby.

### LOBBY

Side facing UPVC double glazed window. Door into the w.c.

### W.C

5'6" x 2'8"

Side facing UPVC double glazed window. Fitted with a w.c and wall mounted gas combi central heating boiler.

### SUN ROOM

13'6" x 11'8"

Front and side facing UPVC double glazed windows and rear UPVC double glazed french doors leading into the garden. Vaulted ceiling. Fitted drinks bar creating a perfect entertaining space but could easily be removed if needed.

### LANDING

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

### BEDROOM ONE

10'6" x 10'2"

Front facing UPVC double glazed window. Radiator.

### BEDROOM TWO

12'3" x 9'8"

Rear facing UPVC double glazed window. Useful built-in storage cupboard. Radiator.



- Sun room extension with Bar
- UPVC double glazed
- Gas central heating
- Private and well kept rear garden

### BEDROOM THREE

8'9" x 7'10"

Rear facing UPVC double glazed window. Radiator.

### BATHROOM

7'0" x 6'11"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Tiled walls. Radiator.

### OUTSIDE

The front is concrete and gravelled with two sets of gates and provides ample parking for multiple vehicles. Wrought iron and timber gates to the side lead into the rear garden.

The rear garden is a good size and has been gravelled and paved for ease of maintenance with a feature seating area with pergola and planted wisteria and established raised shrub borders.

The two large timber sheds to the bottom of the garden are not included and will be removed opening up a large space for garden or replacement buildings if required.



- Gated driveway with side by side parking
- Perfect First Time Buy
- Extending to approx. 90.1 sq.m / 969 sq.ft



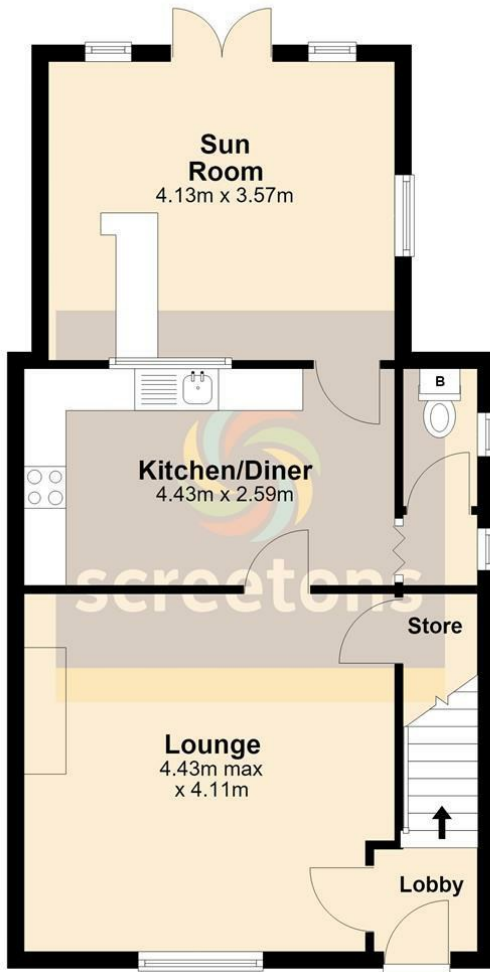


## Additional Information

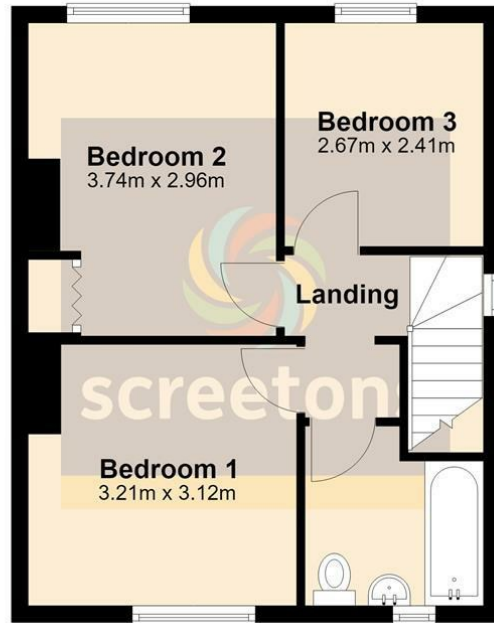
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



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