



9 Mulberry Avenue  
Moorends DN8 4SW

Offers Over £150,000

**FREEHOLD**

NO UPWARD CHAIN. THREE bedroom semi-detached house. Large Garage and side driveway/carport. Spacious lounge. Fitted Kitchen/diner with island. Modern shower room. UPVC double glazed. Gas central heating (New boiler 2024). Private lawned rear garden. Ideal First Time Buy. Small cul-de-sac side road location.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Spacious open plan lounge • Fitted kitchen/diner with breakfast island

## KITCHEN/DINER

20'10" x 9'10"

Side and rear facing UPVC double glazed entrance doors and rear and side facing UPVC double glazed windows. Fitted with a range of maple finished wall and base units with glazed display cabinets, slate effect laminate worksurfaces and matching breakfast island. Integrated stainless steel one and a half bowl sink and drainer with tiled splashbacks.

Integrated electric oven, grill, four ring gas hob with extractor hood above. Built-in and concealed undercounter fridge and freezer. Tiled floor to the kitchen area and laminate floor to the dining area. Wall mounted gas fire. Door into the lounge.

## LOUNGE

20'10" x 13'6"

Two front facing UPVC double glazed windows. Feature timber fireplace with tiled inset and hearth to a coal effect gas fire. Spindle balustrade staircase leading to the first floor. Two radiators. Useful understairs storage cupboard.

## LANDING

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

## BEDROOM ONE

11'7" x 10'9"

Measured to back of wardrobes and not including door recess. Front facing UPVC double glazed window. Built-in wardrobes to one wall. Radiator.

## BEDROOM TWO

12'10" x 9'9"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM THREE

8'7" x 6'7"

Measurements not including extra recess over the staircase. Front facing UPVC double glazed window. Radiator.

## SHOWER ROOM

7'8" x 6'0"

Rear facing UPVC double glazed window. Fitted with a tiled shower cubicle with mains fed shower with rainfall head and handheld attachment, pedestal wash hand basin and w.c. Wall mounted cupboard housing the wall mounted gas combi central heating boiler (new March 2024). Tiled walls. Wall mounted LED mirror light. Chrome towel radiator.

## OUTSIDE

There is a lawned front garden with brick boundary wall and



- UPVC double glazed
- Gas central heating (New boiler March 2024)
- Driveway, Private rear gardens
- Large Detached Garage with Utility

block paved driveway providing off road parking. Wrought iron gates to the side lead through to the carport and garage.

A gate to the side of the garage gives access into the rear garden.

### DETACHED GARAGE

20'5" x 14'0" max.

Front double access doors. Two side facing UPVC double glazed windows. Electric light and power.

### UTILITY ROOM

6'8" x 5'10"

Sub divided from the garage with front UPVC double glazed entrance door and side UPVC double glazed window. Fitted with a laminate worktop with sink and drainer and space and plumbing for washing machine.

The rear garden is lawned with paved patio, raised timber sleeper planted beds, established shrubs and timber panelled fencing. There is a raised feature fishpond with glazed viewing window. An outside cold water tap is fitted.

### NO UPWARD CHAIN

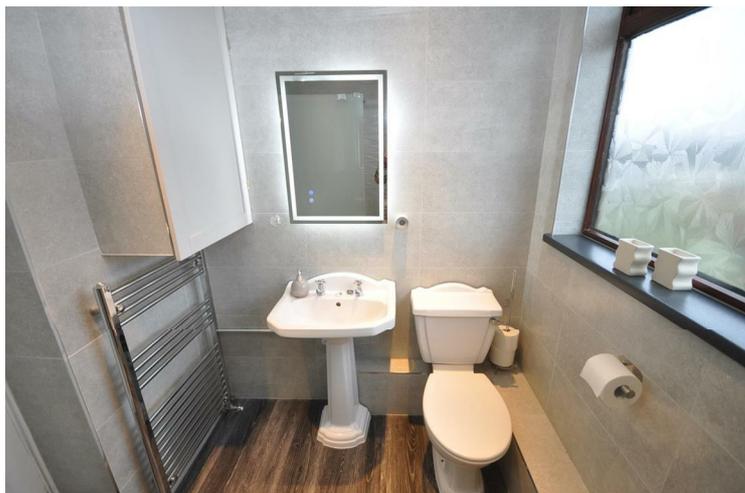
The owners have already purchased a new home so there is no upward chain involved.

The property is steel framed so please make your mortgage adviser aware if you are obtaining a mortgage, so it can be placed with the right mortgage lender.



- Small cul-de-sac side road
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 84.2 sq.m



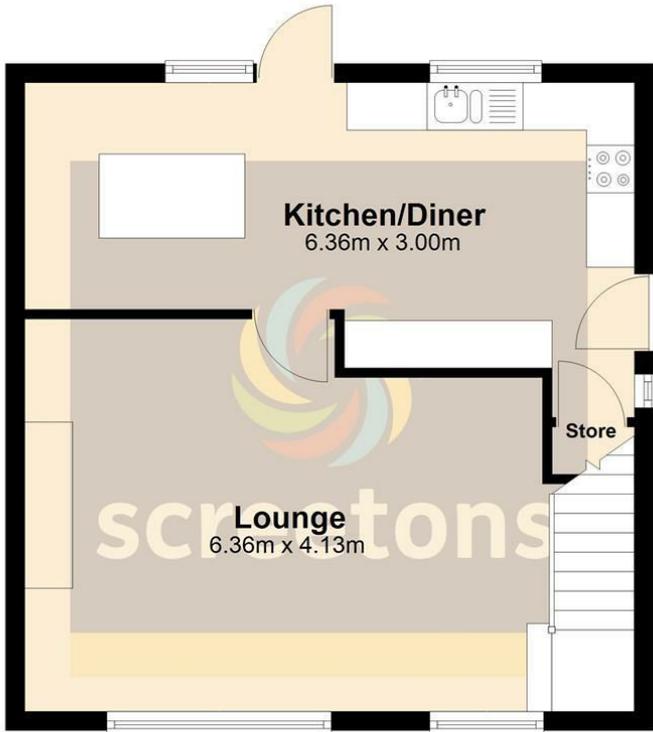


## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band B  
**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	67	77
(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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