



75 Barnsley Road
Moorends DN8 4QR

Offers Around £100,000

FREEHOLD

Ideal First Time Buy. TWO DOUBLE bedroom end terraced house (could be altered to make three). Spacious lounge and large fitted kitchen. Ground floor w.c. White bathroom. UPVC double glazed. Gas central heating. Space to create driveway if needed. Generous sized rear garden. NO UPWARD CHAIN INVOLVED.



- TWO BEDROOM END TERRACED HOUSE • Spacious lounge • Fitted kitchen/diner • UPVC double glazed (exc. 2 small windows)

ENTRANCE LOBBY

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

LOUNGE

17'5" x 10'8"

Front and rear facing UPVC double glazed windows. Feature timber fireplace with granite effect hearth and inset to an electric coal effect fire. Radiator. Door into the kitchen/diner.

KITCHEN/DINER

17'5" x 11'10"

Rear and side facing UPVC double glazed windows. Fitted with a range of maple effect wall and base units with granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with tiled splashbacks. Space for electric cooker. Space and plumbing for washing machine. Laminate floor. Radiator. Door into the side lobby. Door into a useful understairs storage cupboard/pantry with single glazed window.

SIDE LOBBY

Side UPVC double glazed entrance door. Door into the w.c.

W.C

4'5" x 2'6"

Side facing single glazed window. Fitted with a white w.c. Tiled floor. Radiator.

LANDING

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

BEDROOM ONE

17'5" x 10'8"

Rear and side facing UPVC double glazed windows. Useful built-in cupboard. Radiator. This room could easily be divided and split to make two bedrooms if required.

BEDROOM TWO

12'2" x 10'0"

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

BATHROOM

9'6" x 7'1" max.

Front facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and w.c. Laminate floor. Radiator. Built-in cupboard housing the wall mounted gas combi central heating boiler.



- Gas central heating • White fitted bathroom • Space to create parking • Generous sized lawned rear garden • NO UPWARD CHAIN INVOLVED • Extending to approx. 79.2 sq.m / 853 sq.ft

OUTSIDE

There is a lawned front garden set behind a hedge and stone block driveway. There would be ample space to create a driveway for off road parking if required. A gate to the side leads into a perfect area for bin storage which continues into the rear.

STORAGE SHED

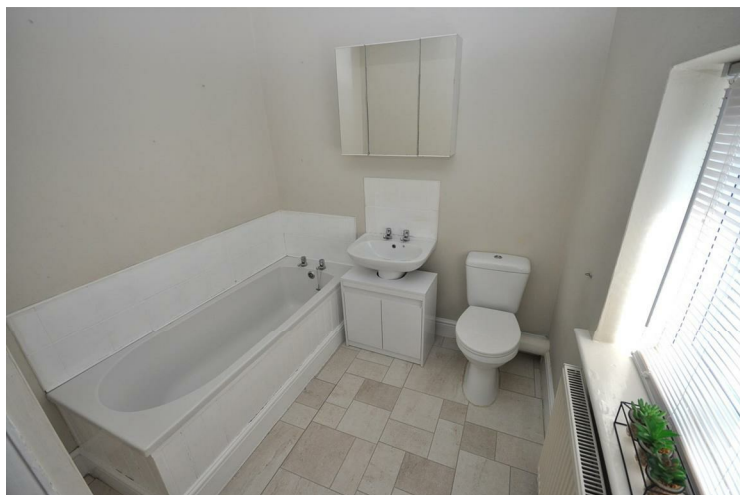
13'2" x 10'6"

The rear garden is a generous size with lawn, timber panelled fencing and an outside cold water tap fitted.

NO UPWARD CHAIN INVOLVED







Additional Information

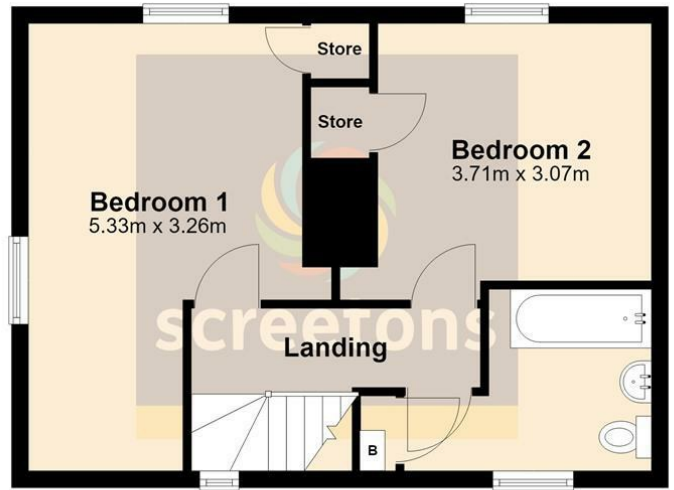
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	81
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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