



**30 Park Road
Moorends DN8 4QQ**

**Offers Over £105,000
FREEHOLD**

Ideal First Time Buy / Buy to Let Investment. TWO DOUBLE bedroom semi-detached house. Hall, Lounge, Fitted kitchen/diner and ground floor w.c. UPVC double glazed. Gas central heating. Front and rear gardens and driveway.



- TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE
- Entrance Hall, Lounge
- Fitted kitchen/diner, G/floor w.c.

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Useful built-in storage cupboard/pantry with front facing UPVC double glazed window. Open access into the lounge.

LOUNGE

13'2" x 10'8"

Measurement do not include the hall area. Front facing UPVC double glazed window. Timber fireplace with marble effect hearth and inset to an electric fire. Laminate floor. Radiator. Access into the kitchen/diner.

KITCHEN/DINER

17'5" x 9'1"

Rear facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with a range of white wall and base cupboards with granite effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with splashback tiling. Integrated electric oven, four ring gas hob and extractor hood above. Laminate floor. Radiator. Inset ceiling spotlights. Built-in under stairs storage cupboard. Access to the w.c.

W.C

4'5" x 2'9"

Rear facing UPVC double glazed window. Fitted with a wash hand basin and w.c. Laminate floor.

LANDING

Side facing UPVC double glazed window. Loft access point.

Doors off to all rooms.

BEDROOM ONE

13'2" x 10'9"

Front facing UPVC double glazed window. Inset ceiling spotlights. Radiator.

BEDROOM TWO

15'10" x 9'3"

Rear facing UPVC double glazed window. Built-in wardrobes and cupboard which also houses the wall mounted gas combi central heating boiler. Inset ceiling spotlights. Radiator.

BATHROOM

8'11" x 6'6"

Front facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Part tiled walls. Inset ceiling spotlights. Chrome towel radiator.



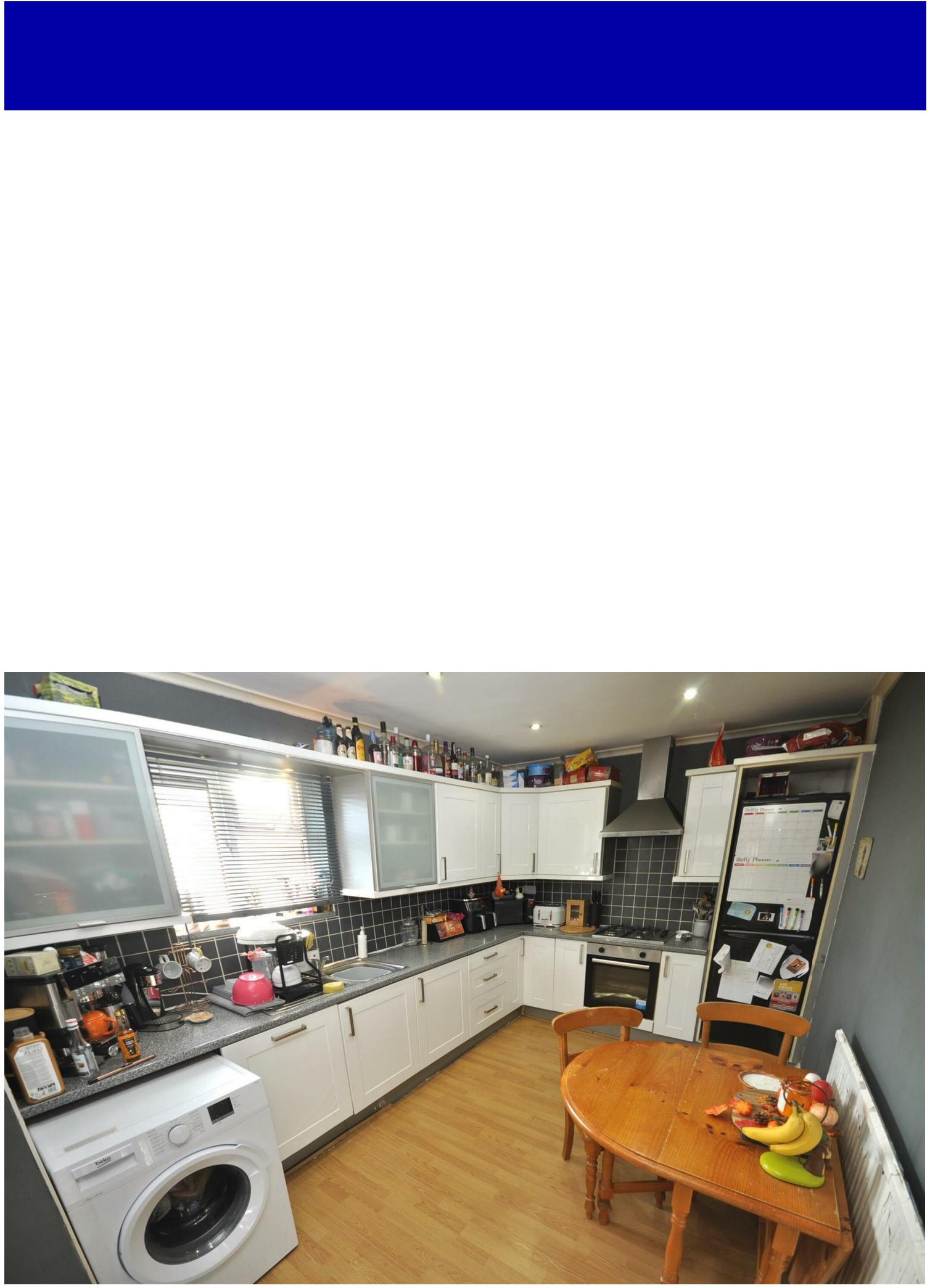
- UPVC double glazed
- Gas central heating
- Off road parking
- Front and rear gardens
- Ideal First Time Buy / Investment
- Extending to approx. 73.6 sq.m

OUTSIDE

There is a lawned front garden set behind a stone blockwork wall with driveway providing off road parking which continues to the side and into the rear.

The rear garden is lawned with timber panelled fencing.







Additional Information

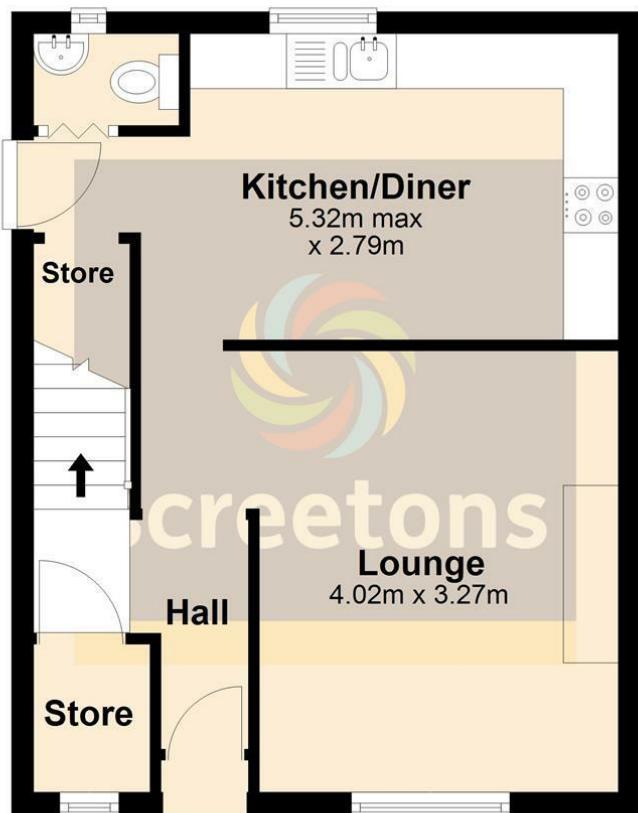
Local Authority - Doncaster

Council Tax - Band A

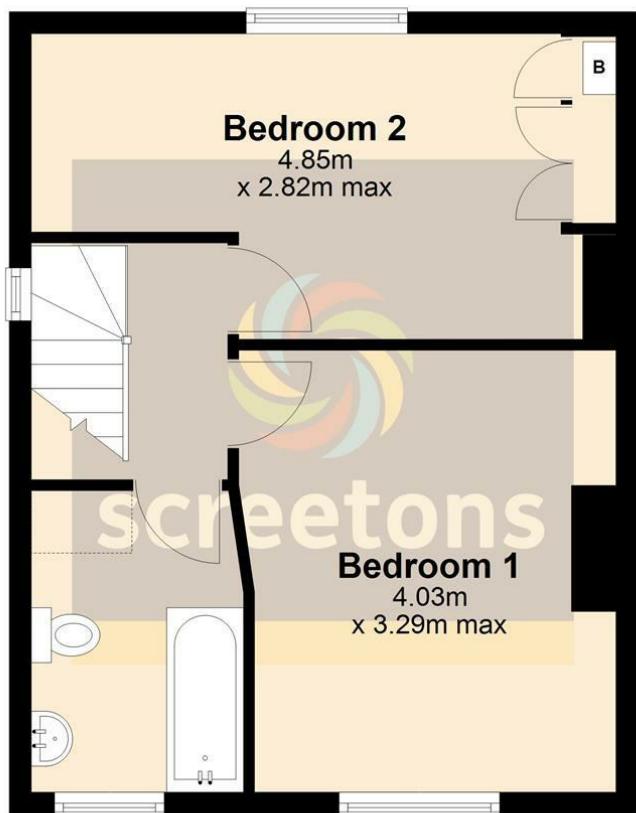
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(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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