



10 South Road  
Moorends DN8 4QA

Offers Around £125,000

**FREEHOLD**

RENOVATED THROUGHOUT. Ideal First Time Buy/Buy to Let - EPC C. THREE bedroom end terraced house. Brand new fitted kitchen, bathroom and w.c. New gas central heating, re-wire and replastering. New carpets and floorcoverings. Generous sized rear garden. NO UPWARD CHAIN INVOLVED. Viewing Essential.



- THREE BEDROOM END TERRACED HOUSE • Renovated throughout • Spacious lounge, G/floor w.c. • New Kitchen & Bathroom

## INFORMATION

The property has been renovated throughout which includes brand new kitchen, bathroom and downstairs w.c, re-plastered walls, new gas central heating boiler and radiators. re-wire and new carpets and floorcoverings throughout. Perfect First Time Buy or Investment to let.

## ENTRANCE LOBBY

Front UPVC double glazed entrance door. Staircase leading to the first floor with access to a walk-in store cupboard and door into the lounge. Radiator.

## LOUNGE

14'2" x 13'1"

Front facing UPVC double glazed window. Radiator. Door into the kitchen/diner.

## KITCHEN/DINER

14'2" x 9'2"

Two rear facing UPVC double glazed windows. Fitted with new shaker style wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Space for cooker, with extractor hood above and space for fridge freezer and washing machine. Concealed and wall mounted gas combi central heating boiler (NEW 2025). Radiator. Door into the side lobby.



## SIDE LOBBY

Side UPVC double glazed entrance door. Door into a useful understairs storage cupboard. Door into the w.c.

## W.C

Rear facing UPVC double glazed window. Fitted with a new vanity wash hand basin and w.c. Chrome towel radiator.

## LANDING

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

## BEDROOM ONE

13'1" x 10'10"

Front facing UPVC double glazed window. Radiator.

## BEDROOM TWO

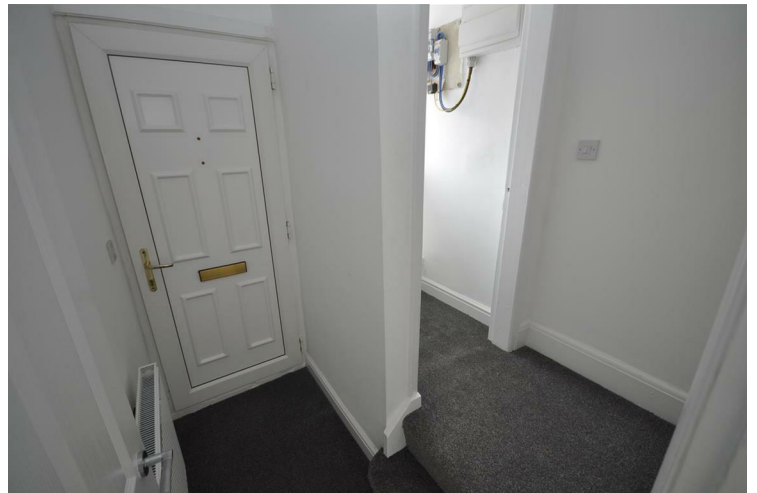
11'7" x 9'2"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM THREE

8'8" x 6'7"

Front facing UPVC double glazed window. Radiator.



- Gas central heating (NEW 2025) • UPVC double glazed • Front and rear gardens • Close to shops & facilities • NO UPWARD CHAIN INVOLVED • Extending to approx. 75.8 sq.m / 816 sq.ft

## BATHROOM

6'1" x 5'8"

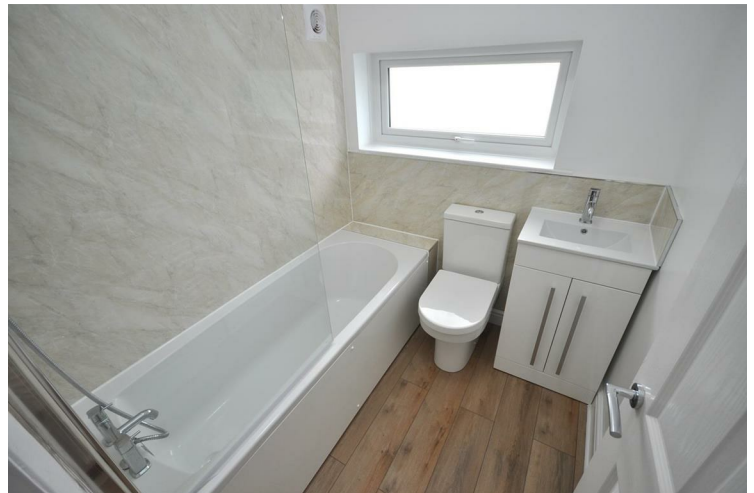
Rear facing UPVC double glazed window. Fitted with a new white three piece suite comprising of a panelled bath with mixer tap shower attachment and glass screen over, vanity wash hand basin with storage cupboard and w.c. Marble effect PVC panelled walls. Towel radiator.

## OUTSIDE

There is a lawned front garden set behind a stone block wall with path to the side leading into the rear garden.

The rear garden is a generous size with lawn, established shrub borders, fencing and a large garden shed.

## NO UPWARD CHAIN INVOLVED





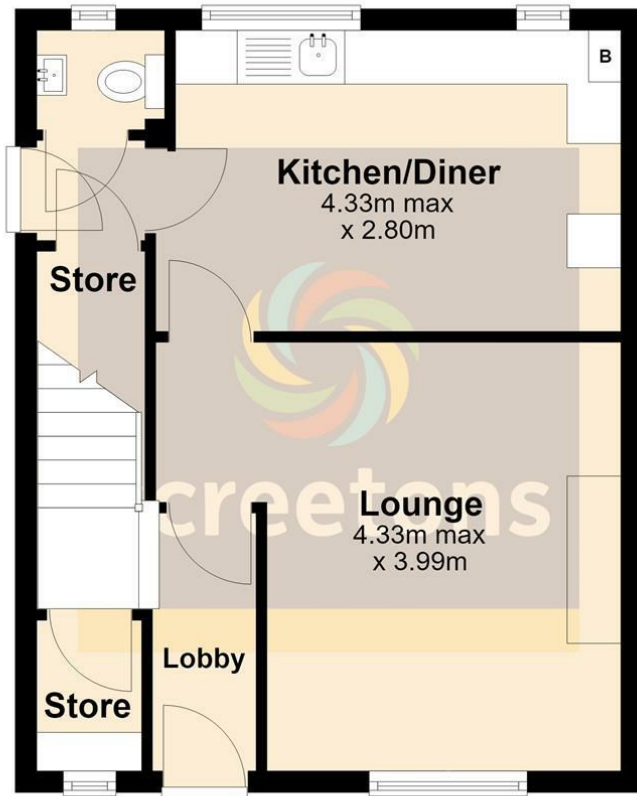


## Additional Information

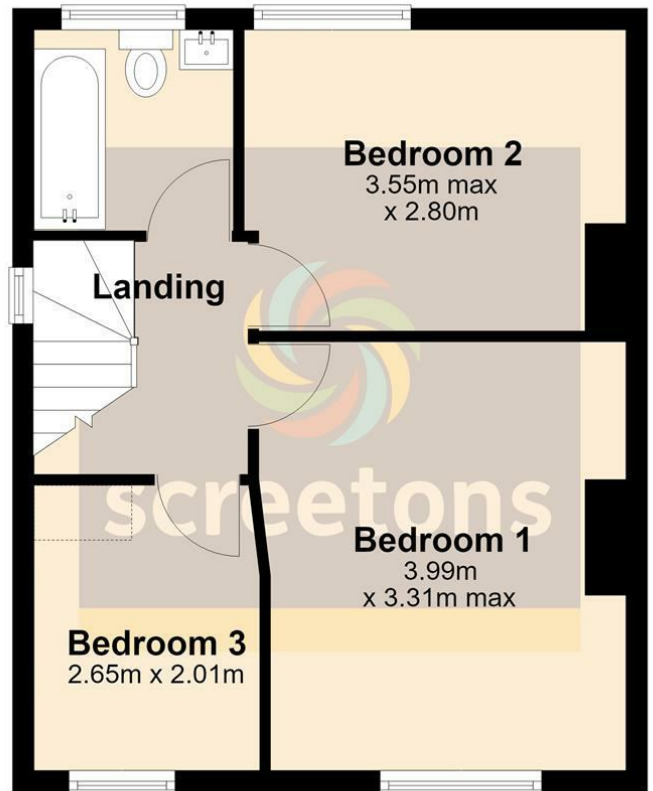
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	70	
(55-68)	D		
(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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