



## Geneva Square, Moorends, Doncaster



3



1



2

### Offers in excess of £130,000

- Attention First Time Buyers
- Great Investment Opportunity
- Dining Area
- Modern Throughout
- Large Garden
- Close To Amenities
- Freehold
- EPC rating TBC



For sale: a well presented three-bedroom semi-detached house in Moorends, Doncaster, ideal for first-time buyers and investors.

The ground floor offers two reception rooms: a living room for everyday relaxation and a dining area leading towards the kitchen, creating a practical layout for day-to-day living and entertaining. The kitchen provides a functional space for cooking and storage.

Upstairs, there are three bedrooms. Two are doubles, both featuring built-in wardrobes to maximise floor space and storage, while the third is a single bedroom, suitable as a child's room, guest room or home office. The accommodation is completed by a bathroom.

A notable feature of this property is the large garden, offering plenty of outdoor space for play, gardening or seating areas.



Moorends benefits from a range of local amenities including convenience stores, takeaways and everyday services, with further shopping and leisure facilities available in nearby Thorne and central Doncaster. Families will appreciate access to nearby schools in the local area.

Public transport links are within easy reach. Thorne North and Thorne South railway stations provide routes to Doncaster, Sheffield and Hull, with typical journey times to Doncaster of around 15-20 minutes, making commuting or leisure trips straightforward. Road links via the M18 and M180 connect Moorends to the wider region, including Scunthorpe and the M62 corridor.

#### Entrance/Hall

Dining Room 2.90m(max) x 3.66m(max)

Lounge 4.22m x 3.35m (13'10" x 11'0")

Kitchen 3.22m x 2.24m (10'7" x 7'4")

Bathroom 2.36m x 2.26m (7'8" x 7'5")

Bedroom One 3.68m(max) x 3.34m(max)

Bedroom Two 3.53m(max) x 3.40m(max)

Bedroom Three 2.64m(max) x 2.30m(max)

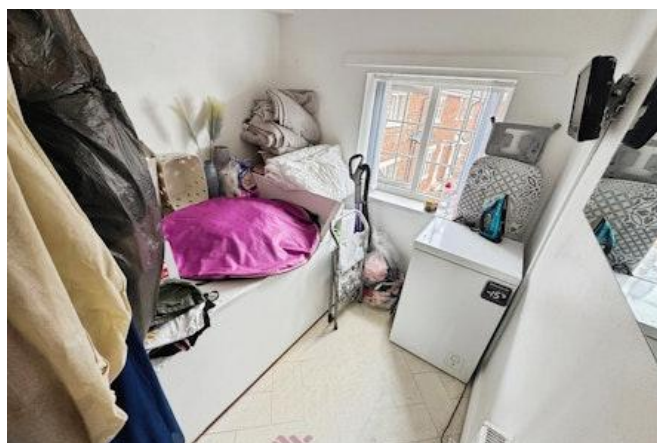


## Disclaimer

Disclaimer Geneva Square - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

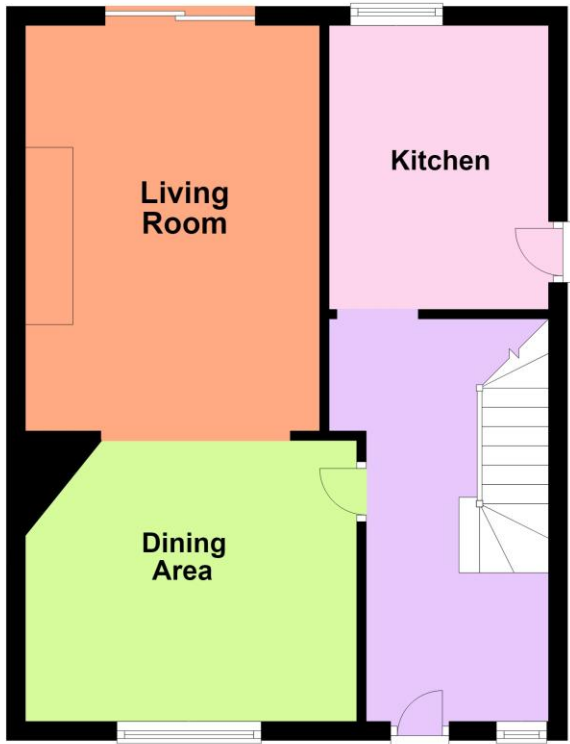
## AML

Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.



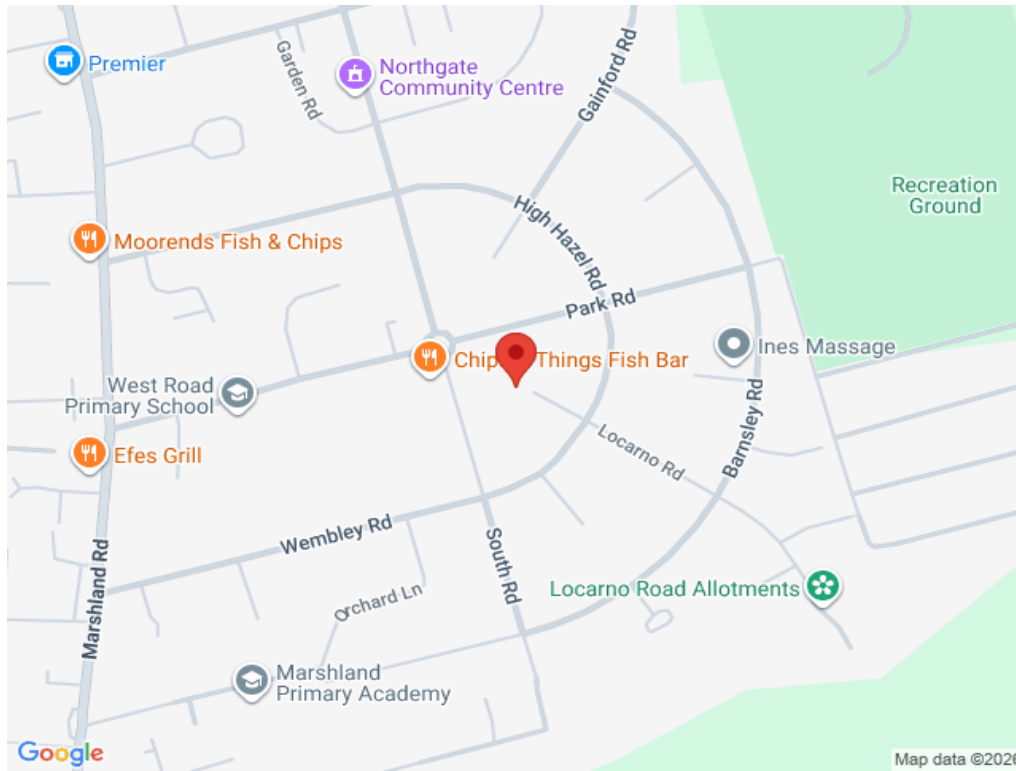


**Ground Floor**



**First Floor**





Northwood Thorne

01405 814999

thorne@northwooduk.com