



West Road,Moorends DONCASTER DN8 4LH

welcome to

West Road, Moorends DONCASTER

MOVE IN READY! This three bedroom semi detached home is beautifully presented throughout & is the perfect first home! Boasting off street parking and garage, modern interiors, open plan lounge/kitchen/diner, downstairs w/c, enclosed rear garden & so much more!



Entrance Hall

Entering into the property through the front door, you're greeted into the entrance hall with an understairs cupboard, shoe storage & tiled flooring.

Lounge/Diner

The lounge comprises of wood flooring, a centrally heated radiator & a front facing double glazed window. The dining area comprises of wood flooring, front facing double glazed window & centrally heated radiator.

Kitchen

Boasting fitted wall & base units, a kitchen island, sink & drainer with a touch hot tap, induction hob & extractor fan, oven and grill, larder unit, integrated fridge/freezer and dishwasher, tiled flooring and a rear facing double glazed window.

Downstairs W/C

The downstairs w/c comprises of a low flush w/c, wash hand basin & a rear facing double glazed window.

Shower Room

The shower room comprises of a walk in shower which is fully tiled & a centrally heated radiator.

Landing

The landing comprises of a side facing double glazed window, a storage cupboard & a solid oak staircase.

Bedroom One

Bedroom one boats a front facing double glazed window, laminate flooring covering and a centrally heated radiator.

Bedroom Two

Bedroom two comprises of a front facing double glazed window, laminate floor covering and a centrally heated radiator.

Bedroom Three

Bedroom three comprises of a rear facing double glazed window, laminate floor covering & a centrally

heated radiator.

Bathroom

The family bathroom boasts a full tiled walk in shower, low flush w/c, wash hand basin, heated towel rail, laminate floor covering, a rear facing double glazed window & a storage cupboard.

Outside & Exterior

To the front of the property there is a lawn space, a driveway & an electric gate. The rear of the property is private & enclosed comprising of decking & a pergola with fitted lightings, a garden path leading to the bottom of the garden & a rockery.



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welcome to

West Road, Moorends DONCASTER

- NO UPWARD CHAIN!!
- Perfect First Home
- Beautifully Presented Throughout
- Off Street Parking & Garage
- Downstairs W/C & Shower Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THN105535 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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