



Richmond Road, Moorends Doncaster DN8 4LY



welcome to

Richmond Road, Moorends Doncaster

William H Brown are proud to present to market this three bedroom semi detached property ideal for first time buyers & families! Boasting off street parking & garage, modern interiors throughout, enclosed rear garden, conservatory & so much more!



Entrance Hall

Upon entering the property through the front door, you're greeted into the entrance hall which comprises of a side facing double glazed window, a centrally heated radiator & tiled flooring.

Lounge

The lounge benefits from laminate floor covering, a front facing double glazed window & a centrally heated radiator.

Kitchen

The kitchen comprises of wall & base units, hob & oven, integrated dishwasher, 1 1/2 sink & drainer, spotlights, a vertical centrally heated radiator, a rear facing double glazed window & tiled flooring.

Utility Room

Benefitting from a side facing double glazed window, wall & base units and tiled flooring.

Conservatory

The conservatory comprises of wall lights, a centrally heated radiator & laminate floor covering.

Bedroom One

Bedroom one comprises of a rear facing double glazed window, a centrally heated radiator & carpet floor covering.

Bedroom Two

Bedroom two offers a front facing double glazed window, a centrally heated radiator & carpet floor covering.

Bedroom Three

Bedroom three benefits from a front facing double glazed window, a centrally heated radiator & carpet floor covering.

Bathroom

Offering a bath with a shower overhead, low flush w/c, wash hand basin, heated towel rail, a rear facing double glazed window & is fully tiled.

Outside & Exterior

To the front of the property there is a driveway, accessed via the front gate. The rear of the property is fully enclosed with a garage & lawn area.

Property Features

This property has a new central heating system with a high efficiency boiler, new plumbing throughout & new electrical rewiring throughout the house.



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Richmond Road, Moorends Doncaster

- NO UPWARD CHAIN!
- Immaculately Presented Throughout
- Off Street Parking & Garage
- Modern Fitted Kitchen
- Downstairs W/C & Utility Room

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105556 - 0004

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.

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