



Gainford Road, Moorends Doncaster DN8 4QW

welcome to

Gainford Road, Moorends Doncaster

IDEAL FOR INVESTORS & FIRST TIME BUYERS! This three bedroom semi detached home located in Moorends boasts an enclosed rear garden, fitted kitchen, close to local amenities and schools & has the potential to add your own stamp.



Entrance Hall

Upon entering the property through the PVC door there is stairs rising to the first floor and a door into the lounge.

Lounge

The lounge comprises of a front facing double glazed window, a centrally heated radiator, a storage cupboard & carpet floor covering.

Kitchen

Boasting wall & base units, sink & drainer, part tiling to the walls, a rear facing double glazed window, linoleum flooring & a door leading to two storage rooms.

Bedroom One

Bedroom one offers a front facing double glazed window, a centrally heated radiator, a storage cupboard & laminate floor covering.

Bedroom Two

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

Bedroom Three

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

Bathroom

The bathroom offers a bath with shower overhead, low flush w/c, wash hand basin, a rear facing double glazed window, a centrally heated radiator & linoleum floor covering.

Outside & Exterior

To the front of the property there is a low maintenance gravel area to the front and side of the property. The rear of the property is fully enclosed with a paved area & lawn area.



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welcome to

Gainford Road, Moorends Doncaster

- NO UPWARD CHAIN!
- Ideal For First Time Buyers & Investors
- Enclosed Rear Garden
- Close To Local Amenities & Schools
- Viewing Is Essential

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

£125,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THN105575 - 0002

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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