

38 South Road

Moorends DN8 4PZ

Offers Over £135,000

FREEHOLD

Immaculate THREE bedroom semi-detached house. Perfect First Time Buy. Entrance hall, spacious lounge/dining room and fitted kitchen. Large bathroom. UPVC double glazed (New 2022). Gas central heating. Driveway and good sized rear gardens. Viewing Essential.





• THREE BEDROOM SEMI-DETACHED • Entrance hall, Spacious lounge/dining room • Fitted kitchen, Large bathroom

ENTRANCE HALL

Front UPVC double glazed entrance door and front UPVC double glazed window. Spindle balustrade staircase leading to the first floor. Radiator. Doors into the lounge/dining room and kitchen.

LOUNGE/DINING ROOM

23'9" x 11'10"

Front UPVC double glazed window and rear UPVC double glazed french doors leading into the garden. Feature timber fireplace with cream granite hearth and inset to a coal effect gas fire. Two radiators.

KITCHEN

10'7" x 7'4"

Rear facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with a range of white wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with metro style tiled splashbacks. Integrated electric oven, four ring gas hob with extractor hood above. Space and plumbing for washing machine and dryer and space for fridge freezer. Useful built-in understairs storage cupboard. Radiator.

LANDING

Side facing UPVC double glazed window. Spindle balustrade to the staircase. Loft access point with pull down ladders. Doors off to all rooms.

BEDROOM ONE

11'7" x 10'10"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

11'11" x 10'10"

Rear facing UPVC double glazed window. Useful built-in cupboard. Radiator.

BEDROOM THREE

8'8" x 7'7"

Front facing UPVC double glazed window. Fitted with a bespoke raised bed with storage. Radiator.

BATHROOM

7'10" x 7'5"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls and floor. Built-in cupboard housing the wall mounted gas combi central heating boiler. Radiator.



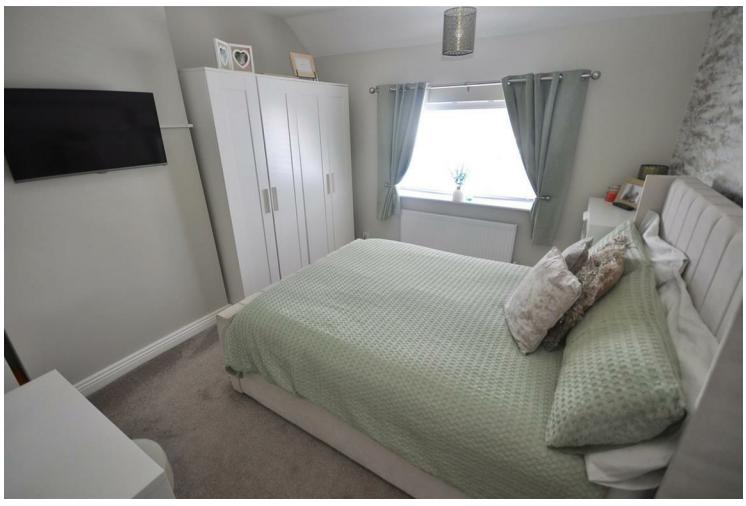


• UPVC double glazed (New 2022) • Gas central heating • Driveway, Front and rear gardens • Immaculate presentation throughout

OUTSIDE

There is a lawned front garden set behind a blockwork wall with wrought iron railings leading onto the driveway providing off road parking. Further parking could easily be created by removing the lawned area. There is access to the side through double timber gates into the rear garden.

The rear garden is a good size and well maintained with lawn, paved patio, timber panelled fencing and a gravelled area, ideal to house a trampoline with timber storage shed. There is an outside coldwater tap and plug socket installed.





• Ideal first time buy • Extending to approx. 82 sq.m / 882 sq.ft





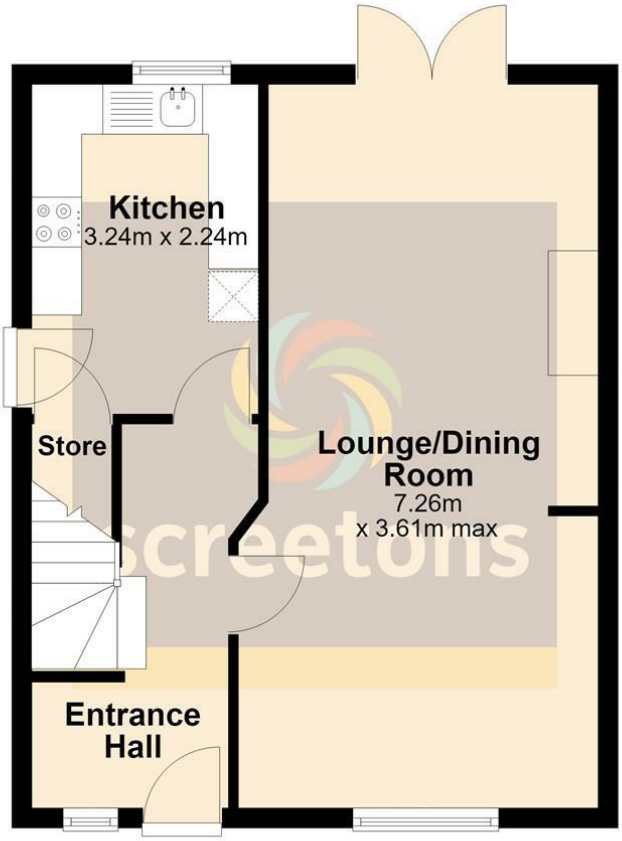




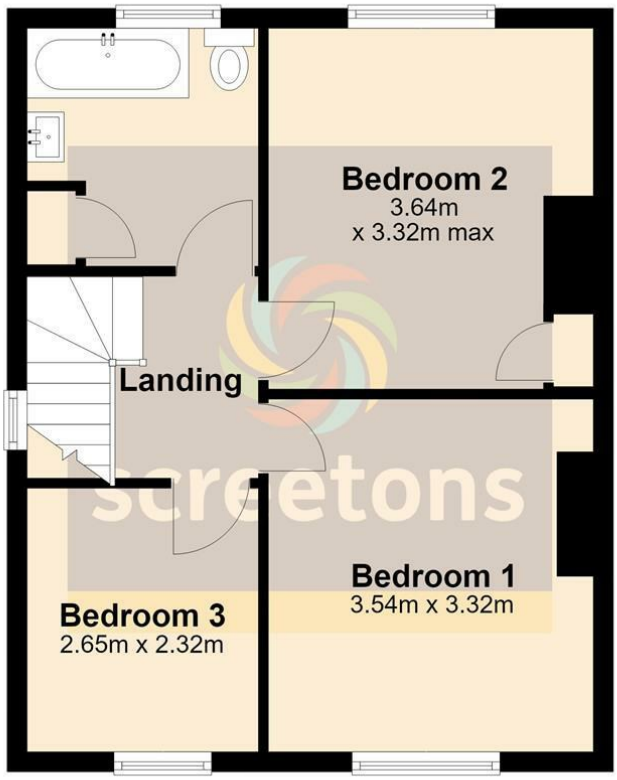
Additional Information

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

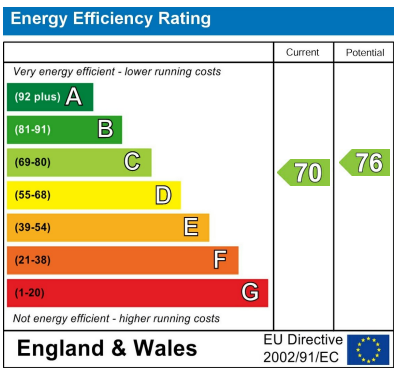
Ground Floor



First Floor







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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