



7 Dunelm Crescent Moorends DN8 4PT

Offers Over £130,000

FREEHOLD

SOLD SUBJECT TO CONTRACT NO UPWARD CHAIN. Spacious THREE bedroom semi-detached house with large 20' GARAGE, carport and large rear garden with summerhouse. Lounge, Dining room, Kitchen, Sun room & ground floor w.c. Great potential. Perfect First Time Buy. Small cul-de-sac location.



- **THREE BEDROOM SEMI-DETACHED**
- Large rear plot with summerhouse
- Lounge, Dining room, Kitchen
- Sun room, G/floor w.c.

ENTRANCE HALL

Front UPVC double glazed entrance door and window.
Staircase leading to the first floor. Glazed door into the lounge.

LOUNGE

13'10" x 10'10"

Rear UPVC double glazed French doors. Feature timber fireplace with marble hearth. Radiator. Glazed double doors into the dining room and glazed door into the kitchen.

DINING ROOM

10'5" x 9'10"

Front facing UPVC double glazed bow window. Feature timber fireplace with marble hearth and inset. Radiator.

KITCHEN

12'1" x 10'9"

Front facing UPVC double glazed window. Fitted with a range of painted wall and base units with granite effect laminate worksurfaces incorporating a sink and drainer with tiled splashbacks. Space for free standing cooker with splashback and extractor hood. Space for American style fridge freezer. Tiled floor. Inset ceiling spotlights.



SUN ROOM / UTILITY

12'7" x 8'2"

Rear and side facing UPVC double glazed windows and UPVC double glazed side entrance door giving access to the carport. Plumbing for washing machine. Tiled floor. Radiator. Double doors into the w.c.

W.C

6'0" x 3'8"

Fitted with a white w.c.

LANDING

Side facing UPVC double glazed window to the stairs. Doors off to all rooms.

BEDROOM ONE

13'10" x 10'9"

Rear facing UPVC double glazed window. Feature alcoves with inset lighting. Radiator. Inset ceiling spotlights. Loft access point.

BEDROOM TWO

13'7" x 10'0"

Front facing UPVC double glazed window. Useful walk-in cupboard. Radiator.



- Large carport & garage • Small cul-de-sac location • Ideal First Time Buy • NO UPWARD CHAIN INVOLVED • Extending to approx. 95.5 sq.m

BEDROOM THREE

9'2" x 5'11"

Front facing UPVC double glazed window. Built-in storage cupboard. Radiator. Wall mounted gas combi central heating boiler (not tested).

BATHROOM

12'0" x 7'0"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls Chrome towel radiator.

OUTSIDE

There is a lawned front garden set behind a stone block wall with timber gates leading onto a driveway (part shared with the neighbouring property) and leading to the attached carport.

CARPORT

21'6" x 12'8"

Front UPVC double glazed access door and metal roller shutter vehicular access door. Lighting and open access into the garden. Car access to the garage.

GARAGE

20'0" external length.

Front metal roller shutter door with pitched metal roof.

TIMBER SUMMERHOUSE

15'0" x 14'11"

Front facing double glazed windows with double glazed entrance door. Electric light and power. Ladder/stairs leading to a mezzanine level.

REAR GARDENS

The rear garden is deceptively large with a good sized lawn with patio seating areas and a dog kennel. Timber picket fence and gates leads into the summerhouse area with covered pergola and timber bar (needs to be completed). With access behind the garage to an area that would make an ideal vegetable garden or landscaped into a further garden.

NO UPWARD CHAIN INVOLVED





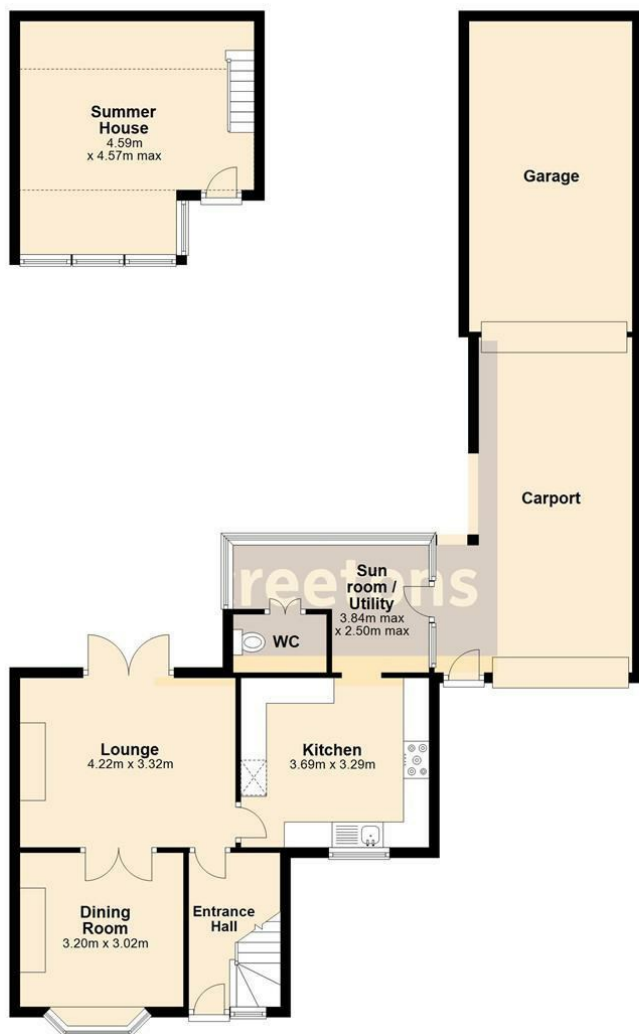


Additional Information

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

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	51	82
England & Wales		EU Directive 2002/91/EC

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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