



**54 Northgate
Moorends DN8 4NN**

**Offers Over £155,000
FREEHOLD**

VIEWING ESSENTIAL. Immaculate and spacious THREE bedroom semi-detached house. Extensive parking and large 10.2m GARAGE and workshop. Lounge, Dining room, Kitchen and Sun Room. Ground floor w.c.. Modern fitted shower room. UPVC double glazed (New Nov 2025). Gas central heating (New boiler 2021). Gated driveway. Perfect First Time Buy.



- SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE • Immaculate presentation throughout • Lounge and Dining room

ENTRANCE HALL

Side double glazed composite entrance door. Spindle balustrade staircase leading to the first floor. Useful understairs storage cupboard. Radiator. Glazed door leading into the dining room.

DINING ROOM

10'0" x 9'11"
Front facing UPVC double glazed window. Coved ceiling and dado rail. Radiator. Open archway into the lounge.

LOUNGE

14'0" x 10'5"
Front facing UPVC double glazed bow window. Coved ceiling and dado rail. Two plaster display niches. Picture wall light. Radiator. Glazed door into the kitchen.

KITCHEN

16'1" x 7'11"
Rear facing UPVC double glazed window and UPVC double glazed door leading into the sun room. Fitted with a range of beech finished wall and base units with cream marble effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer. Matching panelled walls. Built-in electric oven, four ring hob with glass splashback

and extractor above. Tiled effect laminate floor. Radiator.

Door into the w.c.

W.C

5'11" x 4'10" max.
Rear facing UPVC double glazed window. Fitted with a white vanity wash hand basin and w.c. Plumbing for washing machine. Cream PVC panelled marble effect walls. Chrome towel radiator. Tiled effect laminate floor.

SUN ROOM

12'10" x 10'5"
Front, side and rear facing UPVC double glazed windows and side UPVC double glazed french doors. Three radiators. Tiled floor.

LANDING

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

BEDROOM ONE

13'0" x 10'4"
Front facing UPVC double glazed window. Fitted wardrobes to one wall. Radiator.



- Fitted kitchen, Sun Room • Ground floor w.c • UPVC double glazed (new Nov 2025) • Gas central heating (new boiler 2021)

BEDROOM TWO

10'5" x 9'1"

Rear facing UPVC double glazed window. Fitted wardrobes to one wall with matching drawers. Additional matching fitted cupboard housing the wall mounted gas combi central heating boiler (new April 2021).

BEDROOM THREE

10'0" x 10'0"

Front facing UPVC double glazed window. Fitted wardrobes with matching free standing drawers. Radiator.

SHOWER ROOM

10'0" x 5'8"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a large double shower cubicle with mains fed shower with rainfall head and handheld attachment and granite effect PVC panelled walls, vanity wash hand basin and w.c. Tiled walls. Inset ceiling spotlights. Radiator.

OUTSIDE

The property stands on a generous sized plot with wide frontage set behind a brick boundary wall with wrought iron railings and wide wrought iron gates leading onto a patterned

concrete driveway, providing generous off road parking. The driveway continues to the side and is approximately 3.28m wide and continues through wrought iron and composite gates into the fully enclosed rear garden and leads to the large garage and extensive secure off road parking ideal for a caravan or multiple vehicles.

GARAGE

33'8" x 15'0"

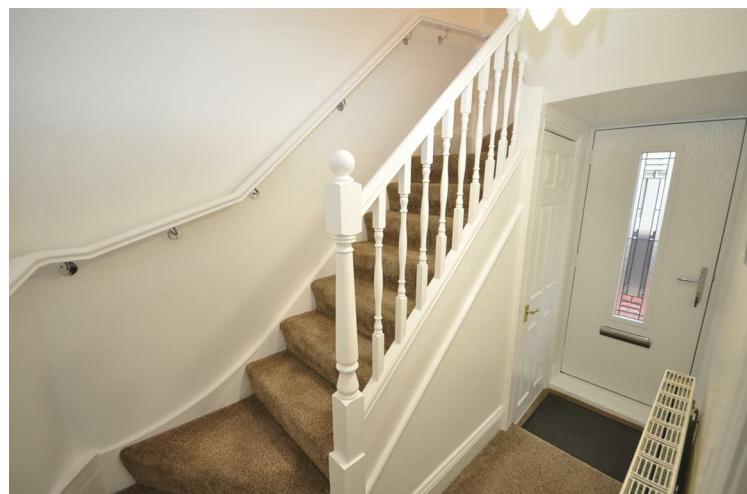
Front remote control electric up and over access door. Side UPVC double glazed window with aluminium entrance door. Four double power points and three ceiling lights. Professionally installed consumer unit in 2024 with armored cables connecting to the workshop.

WORKSHOP

12'0" x 11'7"

Front UPVC double glazed window and front aluminium entrance door. Fitted with two double power sockets and two ceiling lights linked onto the garage circuit.

The rear garden is a generous size and has been concreted to provide low maintenance and easy vehicle parking with timber panelled fencing. Outside security lights are fitted with an outside cold water tap.



- Modern fitted shower room
- Large garage & workshop
- Extending to approx. 100.1 sq.m





Additional Information

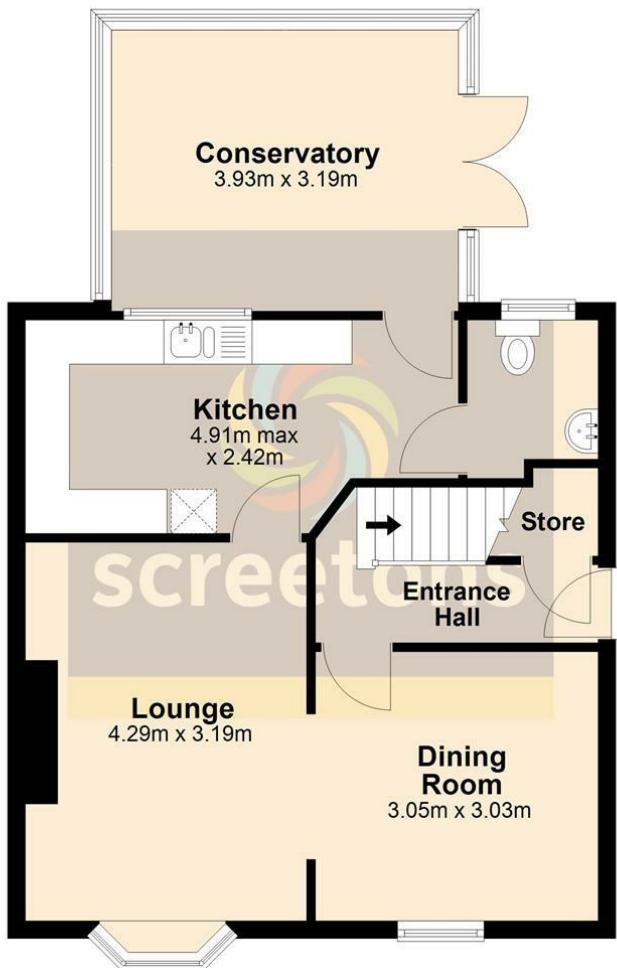
Local Authority - Doncaster

Council Tax - Band A

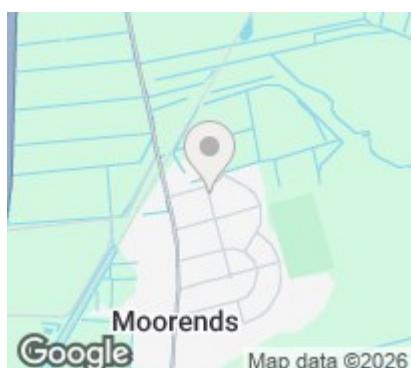
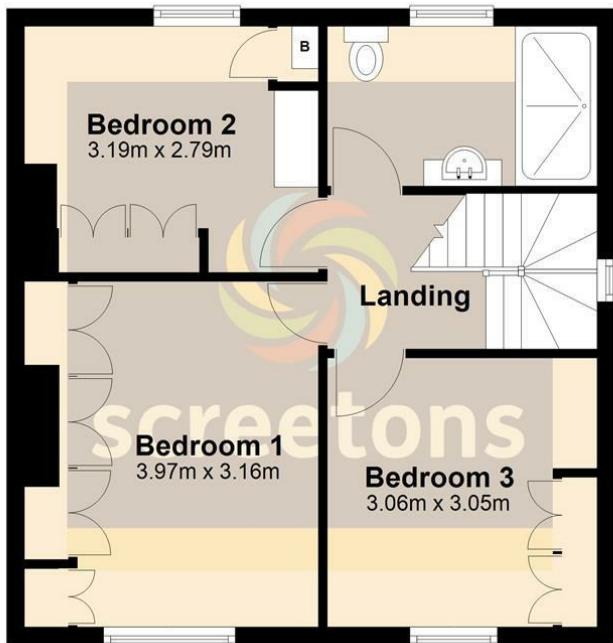
Viewings - By Appointment Only

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		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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