



**7 Geneva Square
Moorends DN8 4QF**

**Offers Over £90,000
FREEHOLD**

PERFECT FIRST TIME BUY OR INVESTMENT - EPC C. Spacious THREE bedroom mid terraced with good sized garden. Lounge, Fitted kitchen/diner and ground floor. w.c. Three good sized bedrooms. UPVC double glazed. Gas central heating. NO UPWARD CHAIN INVOLVED.



- THREE BEDROOM MID TERRACED HOUSE
- Lounge, Fitted kitchen/diner
- Ground floor w.c.
- UPVC double glazed

INFORMATION

The property has been rented for the last eight years so benefits from yearly gas safety inspections and is electrical compliant with an up to date EICR .

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Radiator. Door into the lounge.

LOUNGE

13'8" x 13'7"

Front facing UPVC double glazed window. Radiator. Useful understairs storage cupboard. Door into the kitchen.

KITCHEN

14'9" x 8'7"

Rear facing UPVC double glazed window and UPVC double glazed entrance door. Fitted with beech effect wall and base units with black granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with tiled splashbacks. Built-in electric oven, four ring gas hob and extractor hood above. Space for washing machine and fridge freezer. Radiator. Door into the lobby leading into the w.c.

LOBBY

2'8" x 2'7"

Door leading into the w.c.

W.C

5'4" x 2'8"

Rear facing UPVC double glazed window. Fitted with a white w.c. Radiator.

LANDING

Doors off to all rooms. Useful built-in storage cupboard. Loft access point.

BEDROOM ONE

11'10" x 9'7"

Rear facing UPVC double glazed window. Radiator.

BEDROOM TWO

10'4" x 9'7"

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

11'8" x 8'6"

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



- Gas central heating
- Good sized rear garden
- Small cul-de-sac location
- Ideal First Time Buy / Buy to let
- Extending to approx. 77.8 sq.m
- NO UPWARD CHAIN INVOLVED

BATHROOM

8'0" x 6'9"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with mixer tap shower and glass screen over, pedestal wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

The front garden is concreted for ease of maintenance with block work boundary wall and side passageway leading into the rear garden.

The rear garden is a good size with lawn, patio and timber panelled fencing.

NO UPWARD CHAIN INVOLVED

As the property is located next to the passageway, part of the first floor extends over this area, giving the benefit of a larger third bedroom compared to other houses.







Additional Information

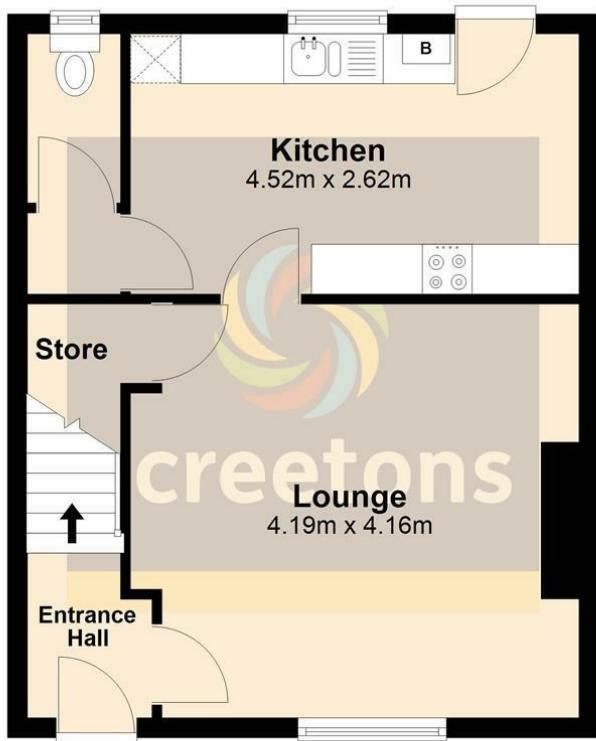
Local Authority - Doncaster

Council Tax - Band A

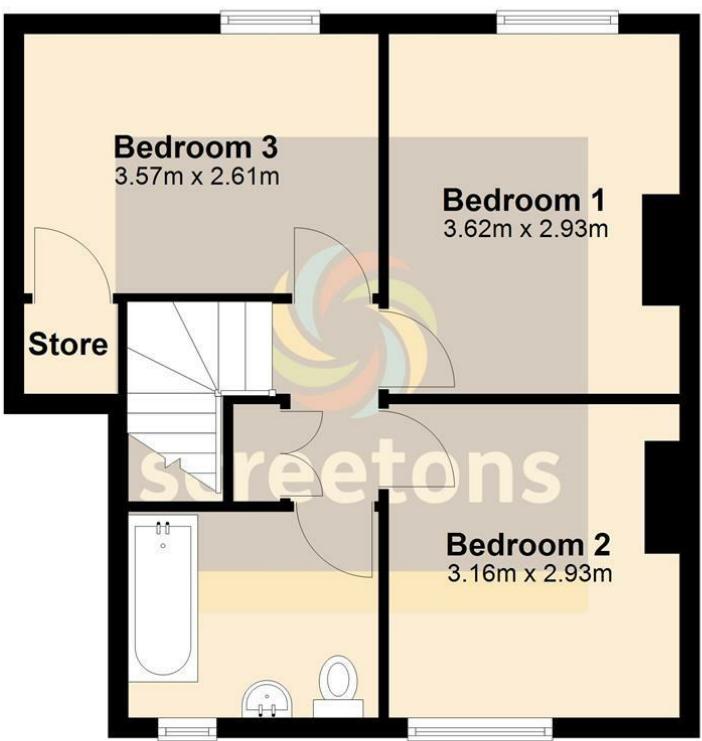
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(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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