



**61 Eastgate
Moorends DN8 4TD**

Offers Over £120,000
FREEHOLD

Spacious TWO DOUBLE bedroom semi-detached house. Generous sized lounge. Fitted kitchen/diner. UPVC double glazed porch/sunroom. Fully re-wired in 2023. UPVC double glazed. Gas central heating. Driveway, Garage and gardens. Small side road location. NO UPWARD CHAIN INVOLVED. Close to shops and facilities.



- TWO BEDROOM SEMI-DETACHED HOUSE • Spacious lounge, Fitted kitchen/diner • UPVC Utility/Sun room

ENTRANCE PORCH

Side UPVC double glazed entrance door and front and side facing UPVC double glazed windows. Laminate floor. Radiator. Glazed door into the lounge.

LOUNGE

18'11" x 11'11"

Front facing UPVC double glazed bow window. Free standing stone effect fire surround with integrated electric fire. Radiator. Spindle balustrade staircase leading to the first floor. Glazed double doors leading into the kitchen/diner.

KITCHEN/DINER

18'11" x 9'8"

Rear facing UPVC double glazed french doors leading into the utility/sun room and side facing UPVC double glazed window. Fitted with a range of oak effect wall and base cupboard with granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with splash back tiling. Integrated undercounter fridge. Free standing gas cooker. Useful understairs storage cupboard housing the wall mounted gas combi central heating boiler. Laminate floor. Radiator.

UTILITY/SUN ROOM

16'8" x 8'5" maximum.

Rear facing UPVC double glazed windows and rear facing UPVC double glazed French doors. Space and plumbing for washing machine. Laminate floor. Radiator.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access point.

BEDROOM ONE

15'7" x 9'8"

Front facing UPVC double glazed window. Fitted wardrobes to one wall. Radiator.

BEDROOM TWO

10'7" x 8'5"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

8'0" x 5'5"

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



- Fully rewired in April 2023
- UPVC double glazed
- Gas central heating
- Fitted bathroom
- Enclosed rear garden, Garage
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 84.1 sq.m/905 sq.ft

OUTSIDE

There is a lawned front garden set behind a brick boundary wall with railings and wrought iron gates which lead onto the block paved driveway providing off road parking and leading to the garage. A gate to the side of the garage leads into the rear garden.

GARAGE

17'7" x 7'10"

Front up and over access door.

The rear garden is concreted, paved and gravelled for ease of maintenance with timber panelled fencing and two garden sheds.

NO UPWARD CHAIN INVOLVED

The property has no upward chain involved.

The property is steel framed so please make your mortgage adviser aware, if you are obtaining a mortgage, so it can be placed with the right mortgage lender.

The property has been tenanted and has not been re-decorated since the re-wire was carried out, hence the patches on the wall, which once decorated will not be visible.







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		85
(69-80) C		
(55-68) D		
(39-54) E	54	
(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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