



**Northgate, Moorends Doncaster DN8 4LW**

**welcome to**

**Northgate, Moorends Doncaster**

William H Brown Thorne are proud to present to the market this extended home boasting four bedrooms & spacious living throughout! A perfect home for first time buyers AND families, master with an en-suite, enclosed rear garden & additional reception room - **BOOK YOUR VIEWING TODAY!**



### **Entrance Hall**

Entering into the property there is a front facing uPVC door leading into the hallway with laminate floor covering & stairs rising to first floor.

### **Lounge**

The lounge boasts a front facing double glazed window, laminate floor covering & centrally heated radiator along with understairs cupboard & TV point.

### **Kitchen**

Boasting fitted wall & base units with worktops, full tiling to floor & partial to splashback, integrated appliances including microwave, oven, hob & fridge/freezer. There is a rear facing double glazed window & downstairs w/c.

### **Reception Room 2**

Boasting the full width of the property with a front facing double glazed window, rear facing PVC door & linoleum floor covering.

### **Landing**

With stairs rising from the ground floor the landing provides access to all bedrooms, family bathroom & loft space.

### **Master Bedroom**

Boasting front facing double glazed window, carpet floor covering & centrally heated radiator.

### **En-Suite**

Boasting rear facing double glazed window, part tiling to walls & linoleum floor covering, wash hand basin, w/c & shower cubicle.

### **Bedroom Two**

Boasting front facing double glazed window, carpet floor covering & centrally heated radiator.

### **Bedroom Three**

Boasting rear facing double glazed window, carpet floor covering & centrally heated radiator.

### **Bedroom Four**

The fourth bedroom boasts front facing double glazed window, carpet floor covering & centrally heated radiator.

### **Family Bathroom**

Comprises of a fitted three piece suite with low flush w/c, wash hand basin & bath with shower fitting overhead, linoleum floor covering, heated towel rail & full tiling along with airing cupboard.

### **Outside & Exterior**

To the front of the property there is a driveway suitable for multiple vehicles with brick partition wall. To the rear of the property there is an enclosed garden with lawn and patio area.



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## Northgate, Moorends Doncaster

- PERFECT FIRST OR FAMILY HOME
- Positioned Close To Amenities & Schools
- Off-Street Parking For Multiple Vehicles
- Master With En-Suite
- VIEWINGS ENCOURAGED!

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THN105487 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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