



Wilkinson Avenue, Moorends Doncaster DN8 4RT

welcome to

Wilkinson Avenue, Moorends Doncaster

William H Brown are excited to welcome to the market this well kept, spacious three bedroom detached property with a large enclosed rear garden and ample parking space. With no upward chain, this property boasts generously sized living area and a gated driveway plus much more.



Entrance Hall

Upon entering the property, you are welcomed into the hallway which features carpeted floor and a staircase leading up to the first floor finished with dado railing and a centrally heated radiator.

Lounge

Leading straight off of the hallway, a spacious area for hosting this living area comprises of two large front facing double glazed windows providing plenty of natural light. Central to the room stands a gas fire with hearth and surround complemented by a centrally heated radiator, the lounge is completed with carpet throughout.

Kitchen

The kitchen benefits from fitted wall and base units, integrated one and a half sink and drainer and large rear facing double glazed PVC double doors. Complete with a sizeable built in pantry space containing a side facing double glazed window. Finished with mixed linoleum and carpet floor covering and fitted with a ceiling fan as well as two centrally heated radiators.

Garden Room

A small but practical additional carpeted space to the rear of the property leading off from the kitchen. This room benefits from a downstairs w/c and rear facing double glazed array windows providing ample levels of natural light.

Landing

With stairs rising from the ground floor entrance hall, the landing comprises of a side facing double glazed window, carpeted flooring, and a loft hatch.

Master Bedroom

Leading from the landing, a well sized master bedroom positioned to the rear of the property with a large double glazed window, fitted wardrobe, a centrally heated radiator and completed with carpet.

Bedroom 2

Bedroom 2 similarly boasts a large space and fitted

wardrobe with two front facing double glazed windows. Completed with carpet and a centrally heated radiator.

Bedroom 3

A modest sized but versatile space with two front facing double glazed windows completed with carpet and a centrally heated radiator.

Bathroom

The bathroom on the first floor comprises of an electric shower fitting, bath with hot and cold taps, a low flush w/c and useful fitted cupboard space. Part tiling to walls and linoleum floor complete the room as well as a rear facing double glazed window with a privacy finish.

Outside & Exterior

To the front of the property is a concreted space with a boundary shrub located on the edge of the front garden. Facing the property to the left is a shared driveway and to the right is a gated private driveway. To the right side of the property there is access to the rear garden and garage. The rear garden comprises of a printed concrete area with access to the kitchen via PVC double doors, and a sizeable lawn space with mature shrubbery and fruit trees.



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Wilkinson Avenue, Moorends Doncaster

- NO UPWARD CHAIN
- Gated Driveway
- Enclosed Rear Garden
- Three Well Sized Bedrooms
- Generous Living And Dining Space

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

offers over

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105469 - 0002

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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.



william h brown



01405 812334



thorne@williamhbrown.co.uk



8 King Street, Thorne, DONCASTER, South
Yorkshire, DN8 5BA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)