

# 4 Dunelm Crescent,

Moorends, DN8 4PT



Ideal first time buyers/family accommodation is provided by this BEAUTIFULLY PRESENTED, spacious three bedroom semi-detached house which has the benefit of gas central heating and UPVC double glazing.

The accommodation is nicely decorated throughout and briefly comprises of: Entrance hall, lounge through dining room, modern fitted kitchen, useful shower room with space for changing, three bedrooms and modern bathroom.

There are generous sized lawned gardens to the rear with a lean-to canopy to the rear of the house and a lawned front garden.

**VIEWING IS ESSENTIAL TO APPRECIATE THE SPACIOUS ACCOMMODATION.**

£89,500

## Description

The property has UPVC double glazing and gas central heating.

### GROUND FLOOR ACCOMMODATION

#### • Entrance Hall

UPVC entrance door opens into entrance hall having one central heating radiator and under stairs storage cupboard. Stairs to first floor.

#### • Dining Room (10'0" x 9'11") (3.05m x 3.01m)

With coving to ceiling and ornate ceiling rose. One central heating radiator. Open archway to lounge.



#### • Lounge (14'11" x 10'5") (4.54m x 3.17m)

Having ornate ceiling rose and coving to ceiling. One central heating radiator.



#### • Kitchen (12'10" x 7'2") (3.91m x 2.18m)

Having a stylish range of modern Beech and Silver effect fitted wall and base units having back granite style work surfaces incorporating stainless steel circular sink and matching circular drainer with complimentary tiled surround. Built-in 'Bosch' electric oven with four ring ceramic hob and extractor over. Plumbing for automatic washing machine. LED under cupboard lighting and kick-space lighting. Tiled floor and coving to ceiling.



#### • Rear Entrance Hall

UPVC half glazed rear external door, one central heating radiator and door to shower room.

#### • Shower Room (4'9" x 4'4") (1.46m x 1.31m)

Fully tiled good sized useful shower room comprising quadrant shower enclosure with 'Triton' electric shower, low flush wc and pedestal wash hand basin in white. 'Manrose' extractor fan and chrome towel radiator. Coving to ceiling.



### FIRST FLOOR ACCOMMODATION

#### • Landing

Loft access point with loft housing 'Worcester' gas combi boiler (approx. one year old).

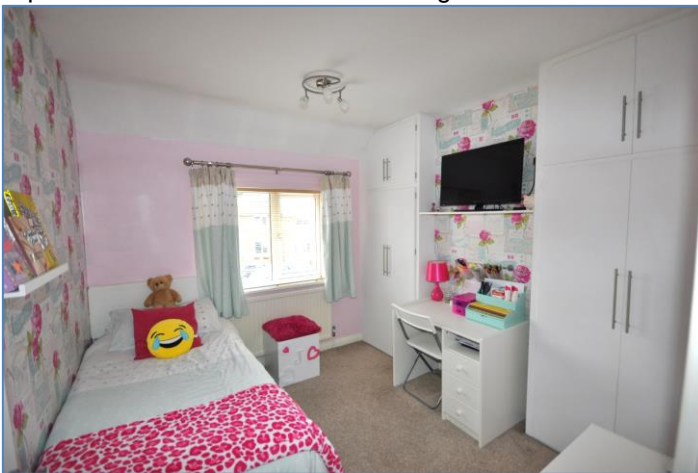
#### • Master Bedroom (13'1" x 10'5" max) (3.99m x 3.17m max)

To the front elevation. Modern fitted wardrobes to one wall with cupboards above. One central heating radiator.



- **Bedroom Two** (10'0" x 9'11" max)  
(3.05m x 3.01m max)

To the front elevation, having fitted wardrobes with cupboards above. One central heating radiator.



- **Bedroom Three** (10'6" x 9'2" max)  
(3.19m x 2.80m max)

To the rear elevation, with fitted wardrobes and cupboards above. One central heating radiator.



- **Bathroom** (10'2" x 6'0")  
(3.09m x 1.82m)

Modern white suite comprising oversized panelled bath with central mixer taps and tiled surround, pedestal wash hand basin and low flush w.c. 'Vent-Axia' extractor fan and one central heating radiator. Six ceiling downlights.



## OUTSIDE

- **Gardens**

To the front of the property there is a lawned area with shrub borders.

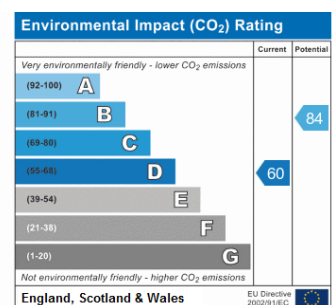
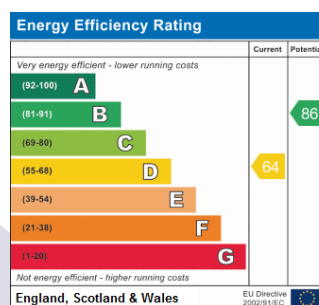
To the rear of the property it is mainly laid to lawn with raised lawned play area, timber panelled fencing to boundaries and timber side access gate. Lean-to canopy to the rear of the house provides useful additional storage/under cover seating area. TWO TIMBER GARDEN SHEDS.



- **Council Tax**

Preliminary enquiries indicate that the property is band A.

## ENERGY PERFORMANCE GRAPHS

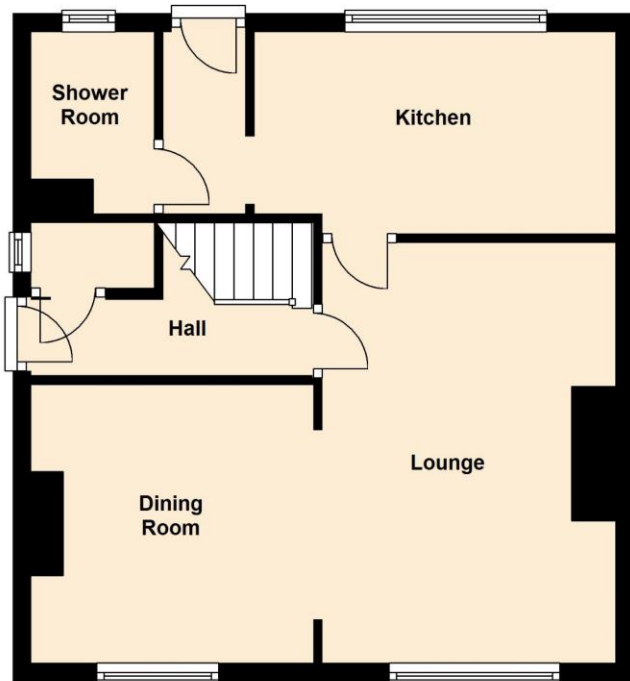


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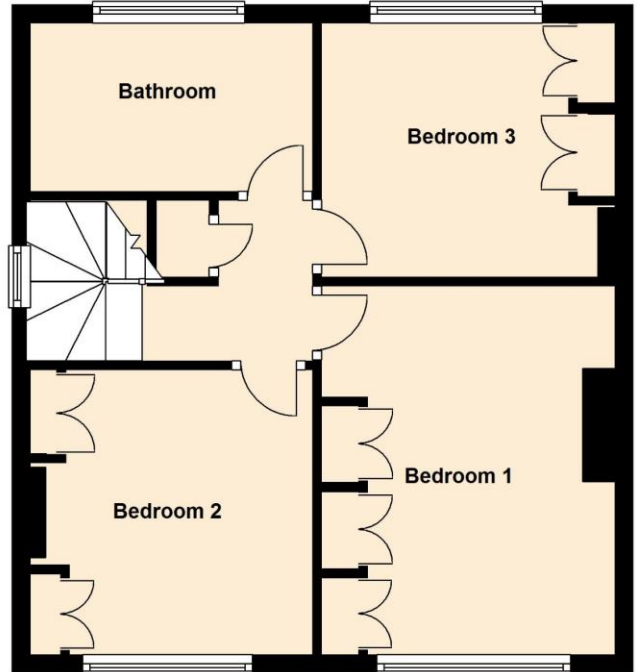
## FLOOR PLANS

Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.

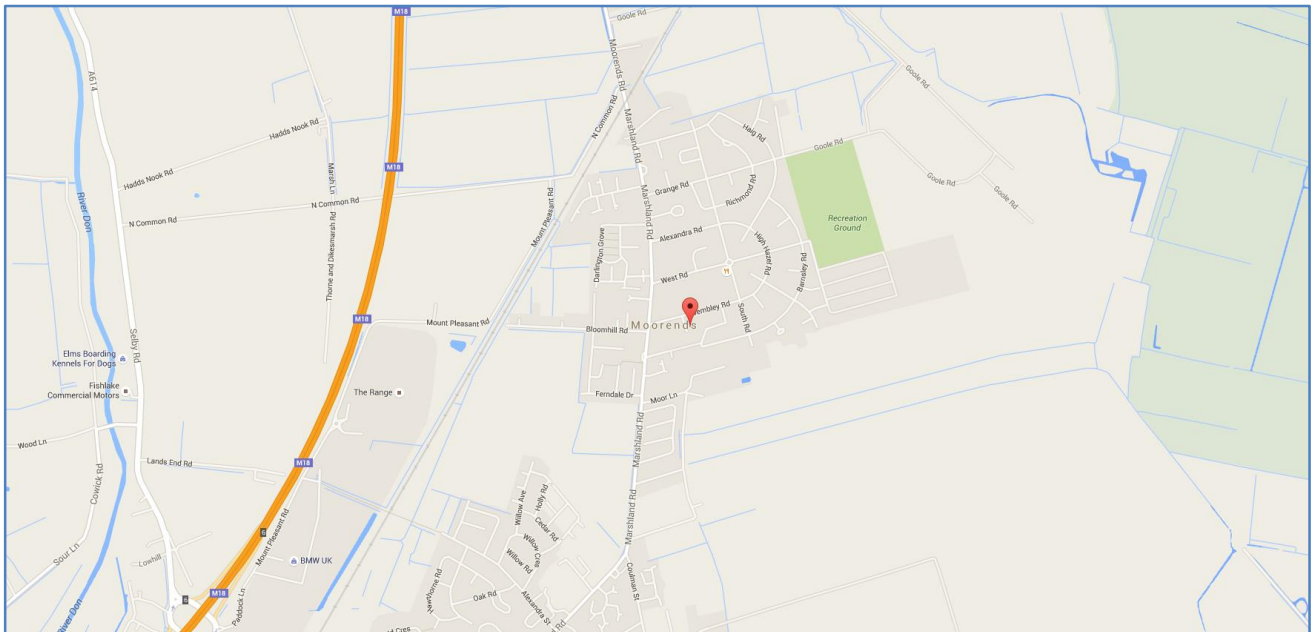
### Ground Floor



### First Floor



## AREA MAP



### IMPORTANT NOTES

These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.