



screetons

71 Wembley Road, Moorends, DN8 4PS



Spacious family accommodation is provided by this beautifully presented three bedroom end terrace house which has a superb outdoor covered pergola providing ideal entertaining space in the private enclosed rear garden.

The property has gas central heating and UPVC double glazing with accommodation briefly comprising: entrance hall, lounge, kitchen/diner and cloakroom to the ground floor. To the first floor are three bedrooms and a bathroom.

There are well maintained gardens to the front and rear and off road parking for two vehicles.

VIEWING HIGHLY RECOMMENDED.

£85,000

94 King Street
Thorne
South Yorkshire
DN8 5BA

Tel: 01405 816893
E-mail: thorne@screetons.co.uk
Offices also at Howden, Goole & Snaith

www.screetons.co.uk

Description

The property has UPVC double glazing and gas central heating.

GROUND FLOOR ACCOMMODATION

- **Entrance Hall**

UPVC double glazed front entrance door. Stairs to first floor and one central heating radiator. Timber effect laminate flooring.

- **Lounge** (14'6" max x 13'8")
(4.42m max x 4.17)

With front facing UPVC double glazed window. One central heating radiator, coving to ceiling and ornate ceiling rose. Door to under stairs storage cupboard.



- **Kitchen/Diner** (14'11" x 8'8")
(4.55m x 2.63m)

Having a range of cream wall and base cupboards with butchers block effect work surfaces incorporating white acrylic one and a half bowl sink and single drainer with tiled surrounds to work surfaces. Rear facing UPVC double glazed window and UPVC half glazed external door to rear garden. Tiled floor and one central heating radiator. Coving to ceiling. Plumbed for automatic washing machine. Built-in electric oven with four ring gas hob and extractor over. Door off to side lobby.



- **Side Lobby** (3'10" x 3'2")
(1.18m x 0.97m)

Tiled floor and wall mounted 'Ideal Classic' gas central heating boiler.

- **Cloakroom** (4'5" x 3'2")
(1.35m x 0.97m)

With low flush wc. Tiled floor and walls tiled to half height. UPVC double glazed side window.

FIRST FLOOR ACCOMMODATION

- **Landing**

Loft access. Side UPVC double glazed window.

- **Bedroom One** (12'1" x 9'8")
(3.68m x 2.95m)

Rear facing UPVC double glazed window. One central heating radiator.



- **Bedroom Two** (10'5" x 9'11")
(3.18m x 3.03m)

Front facing UPVC double glazed window. One central heating radiator.



- **Bedroom Three** (8'7" x 8'0")
(2.61m x 2.45m)

Rear facing UPVC double glazed window. One central heating radiator.



- **Bathroom** (7'8" x 6'8")
(2.33m x 2.02m)

Modern white suite comprising panelled bath with 'Triton' electric shower over, pedestal wash hand basin and low flush w.c. UPVC double glazed front window. Tiled floor, tiled surround to bath and half tiled to walls around wc and wash basin. Extractor fan and one central heating radiator.



OUTSIDE

- **Gardens**

To the front of the property there is a brick boundary wall with concrete paved driveway providing off road parking for two vehicles and lawned garden with flower borders.

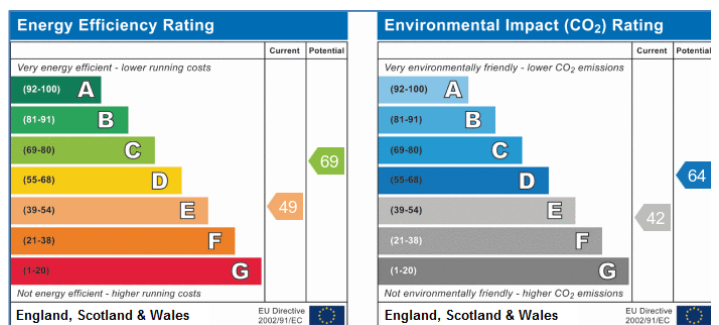
To the rear of the property there is a paved patio immediately to the rear of the house with decked seating area and lawned garden beyond. Well maintained enclosed rear garden which offers ideal entertaining space with a covered pergola and raised decking/seating area. TIMBER GARDEN SHED.



- **Council Tax**

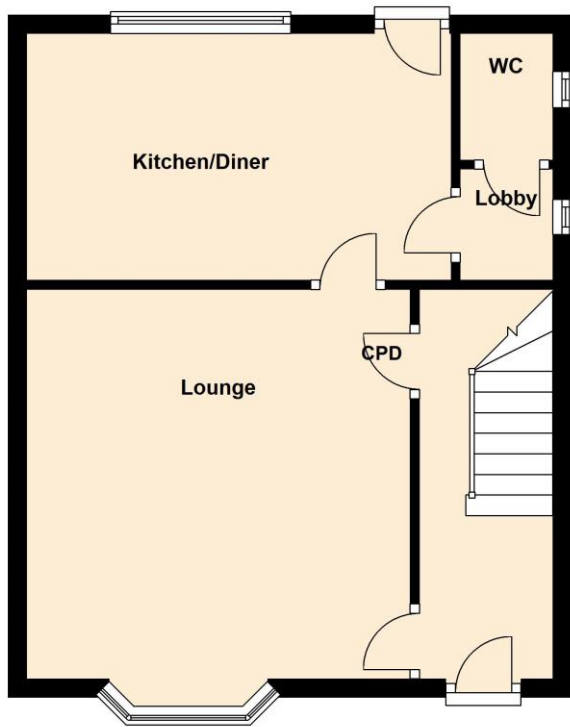
Preliminary enquiries indicate that the property is band A.

ENERGY PERFORMANCE GRAPHS

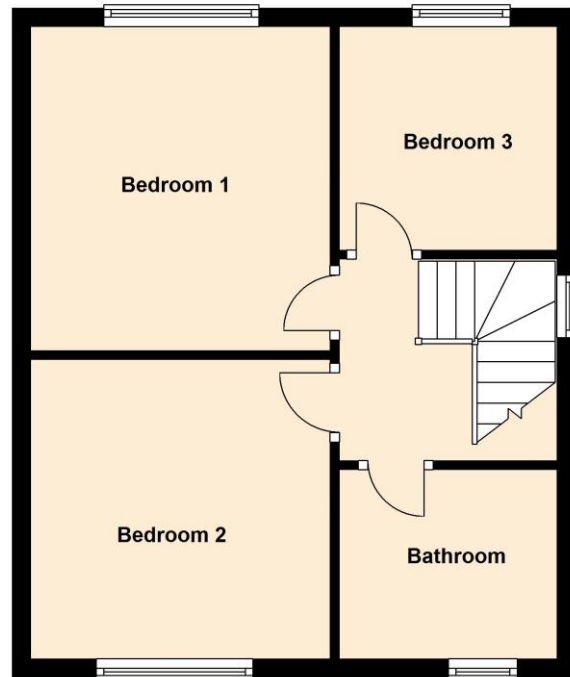


FLOOR PLANS

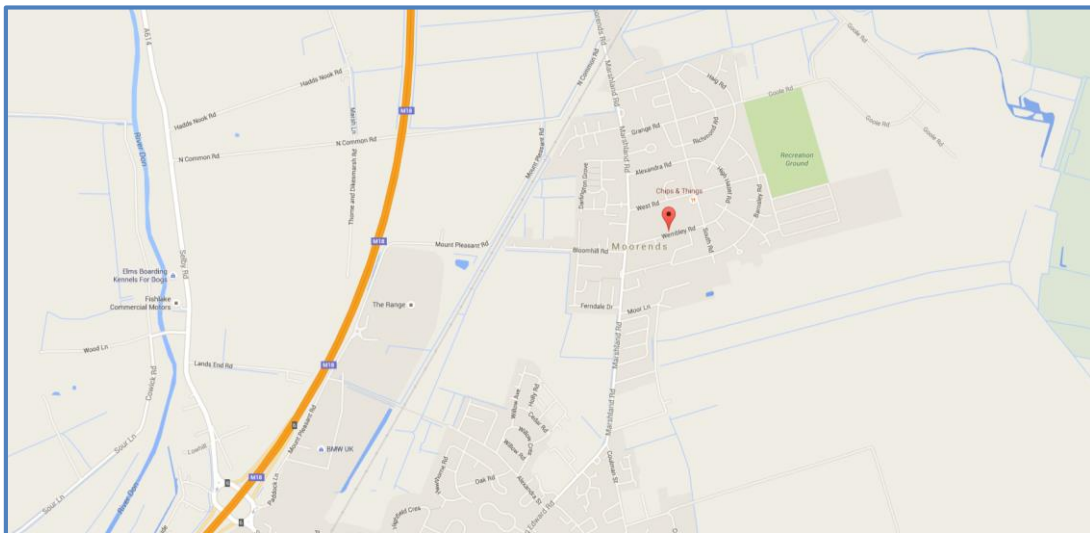
Ground Floor



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.