



Almond Court, Moorends DONCASTER DN8 4FJ



welcome to

Almond Court, Moorends DONCASTER

William H Brown are proud to present to market this immaculately presented three bedroom detached home located in Moorends. Boasting modern interiors throughout, downstairs w/c, master bedroom with en suite, off street parking, located close to local amenities & shops and so much more!



Entrance Hall

Entering into the property through the front door, you enter the entrance hall which comprises of a front facing double glazed window, herringbone effect flooring & access to the downstairs w/c.

Downstairs W/C

Comprising of a low flush w/c, wash hand basin & a centrally heated radiator.

Lounge

The lounge comprises of a front facing double glazed window, two centrally heated radiators, a TV point & herringbone effect flooring.

Dining Room

Offering rear facing patio doors, a centrally heated radiator & herringbone effect flooring.

Kitchen

The kitchen benefits from black wall & base units, a rear facing double glazed window, sink & drainer, a 4 ring gas hob as well as an integrated fridge freezer, herringbone effect flooring & a side facing uPVC door leading to the exterior of the property.

Landing

With stairs rising from the entrance hall the landing provides access to all first floor bedrooms & family bathroom

Bedroom One

Bedroom one comprises of a front facing double glazed window, a centrally heated radiator, cupboard space, carpet floor covering & an internal door leading to the en suite.

En Suite

Offering a front facing double glazed window, shower cubicle, a low flush w/c, wash hand basin and herringbone effect flooring.

Bedroom Two

Bedroom two benefits from a rear facing double glazed window, a centrally heated radiator & carpet

floor covering.

Bedroom Three

Bedroom three comprises of a rear facing double glazed window, a centrally heated radiator & carpet floor covering.

Bathroom

Offering a side facing double glazed window, part tiling to the walls, bath with a shower overhead, a low flush w/c, wash hand basin, heated towel rail & herringbone effect flooring.

Outside & Exterior

To the front of the property there is a paved pathway leading to the front door, shrubs & a driveway to the side of the property. The rear of the property is fully enclosed with a paved patio area & a lawn area.



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Almond Court, Moorends DONCASTER

- Immaculately Presented Throughout
- Master Bedroom With En Suite
- Off Street Parking
- Downstairs W/C
- Ideal For First Time Buyers And Families

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£205,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105566 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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