



**4 Moat Croft, Doncaster, DN5 7XX**  
Offers In Excess Of £170,000 Freehold

  
**MARTIN&CO**

## Moat Croft, Scawthorpe

3 Bedrooms, 1 Bathroom

Offers In Excess Of £170,000

- Three Bedroom Semi Detached
- Two Reception Rooms
- Off Road Parking
- A well sought after location
- Close To Local Amenities
- Close To Schools
- Perfect Family Home

### Ideal for First-Time Buyers & Investors

Don't miss this fantastic opportunity to own a three-bedroom semi-detached home in a highly sought-after location. The ground floor features a bright front-facing lounge, a separate dining room, and a well-appointed kitchen. Upstairs offers two spacious double bedrooms, a single bedroom, and a family bathroom. Outside, you'll find a private enclosed garden and off-road

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parking. Conveniently located close to local amenities, this home offers both comfort and practicality. Early viewing is highly recommended

**LOUNGE** 14' 8" x 11' 7" (4.47m x 3.53m) bright and welcoming front-facing lounge featuring stylish wood-effect flooring, offering a warm and modern feel. perfect for relaxing or entertaining guests.

**KITCHEN** 9' 8" x 7' 0" (2.95m x 2.13m) With a range of black high gloss base and wall cabinets, stainless steel integral oven, gas hob and extractor. There is plumbing for washing machine and space for a fridge/ Freezer. Under stair storage currently housing a tumble dryer.

**DINING ROOM** 10' 0" x 7' 9" (3.05m x 2.36m) Accessed directly from the kitchen, the separate dining room offers a dedicated space for family meals or entertaining. Well-proportioned and versatile, it's ideal for both everyday dining and special occasions.

**BEDROOM** 13' 1" x 8' 2" (3.99m x 2.49m) A spacious front-facing double bedroom featuring attractive wood-effect laminate flooring. This bright and airy room offers ample space for a large double bed and furnishings

**BEDROOM** 11' 6" x 8' 1" (3.51m x 2.46m) A second double bedroom.

**BEDROOM** 7' 0" x 6' 9" (2.13m x 2.06m) A single bedroom with additional storage, currently being used as a home office.

**BATHROOM** 6' 3" x 6' 8" (1.91m x 2.03m) A beautifully renovated contemporary-style bathroom, finished to a high standard. Featuring a spacious walk-in shower with a modern rain showerhead, WC, hand basin, and a sleek heated towel rail

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier

Coadjute who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £54 inc vat This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.









Ground Floor



Approximate total area<sup>(1)</sup>  
703 ft<sup>2</sup>  
65.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

## Martin & Co Doncaster

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