



## Marshland Road , Thorne, Doncaster



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### Offers in excess of £160,000

- Spacious Living
- Two Reception Rooms
- Utility & Downstairs W.C
- Parking For Multiple Vehicles
- Large Garage
- Close To Amenities
- Freehold
- EPC rating D





Welcome! This lovely semi-detached property is currently on the market and eagerly awaits its new owners. Perfectly suited for first-time buyers and families alike, this home offers a warm and inviting atmosphere that you will adore.

The house features two generously-sized double bedrooms, each fitted with built-in wardrobes, promising ample storage for your belongings. The property also boasts a spacious downstairs W.C and utility room.

The heart of the home, the kitchen, grants direct access to the beautiful garden. Imagine the joy of preparing your favourite meals while overlooking your private outdoor space. Additionally, there are two reception rooms, offering ample space for relaxation and entertainment. These rooms could serve as a formal lounge, a family room, or perhaps a home office, the choice is yours.



One of the standout features of this property is the unique inclusion of a double garage with additional parking to the front and rear. This is an absolute boon for those who require extra vehicle or storage space. The garden is fully enclosed with grassed and patio areas perfect for entertaining family and friends!

Situated in a location with great public transport links and local amenities within easy reach, this home ensures a comfortable lifestyle for its residents. Plus, the area boasts lovely walking routes for leisurely strolls or more energetic jogs.

Finally, the property falls under Council Tax Band B, which is an added bonus for budget-conscious buyers.

Don't miss out on this wonderful home. We look forward to showing you around this delightful property.







Porch 1.47m x 2.04m (4'10" x 6'8")

Entrance/Hall

Utility Room 1.64m x 2.18m (5'5" x 7'2")

W.C 1.25m x 2.18m (4'1" x 7'2")

Lounge 4.23m x 3.78m (13'11" x 12'5")

Diner 5.16m x 3.78m (16'11" x 12'5")

Kitchen 5.16m x 2.11m (16'11" x 6'11")

Stairs & Landing

Bathroom 2.98m x 2.14m (9'10" x 7'0")

Bedroom One 4.23m x 3.49m (13'11" x 11'6")

Bedroom Two 4.12m x 3.45m (13'6" x 11'4")

Large Storage Cupboard 1.04m x 2.2m (3'5" x 7'2")





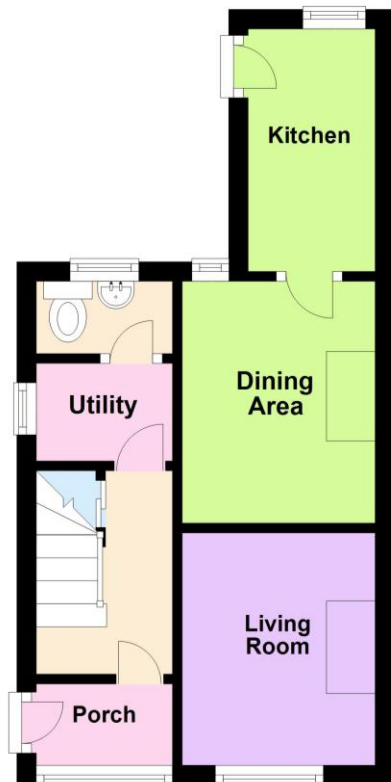
### Disclaimer

Marshland Road - These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.

### AML

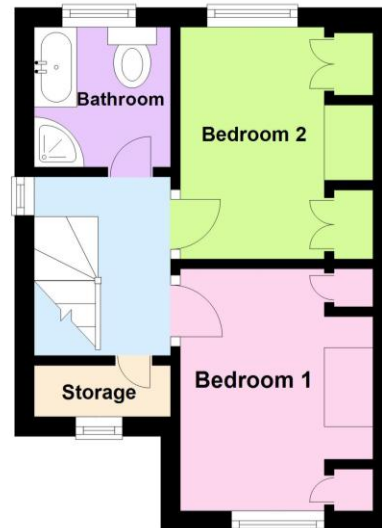
Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Goto. Goto charge a fee for this service.

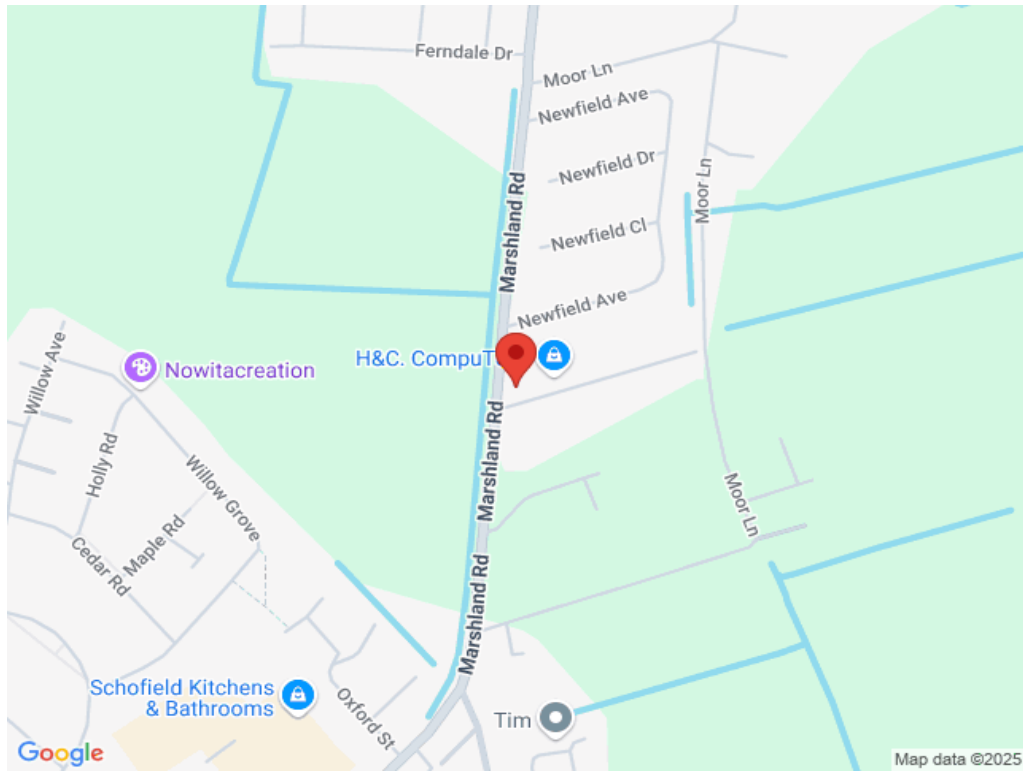




## First Floor

Approx. 0.0 sq. metres (0.0 sq. feet)





Northwood Thorne

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