



## Cherry Tree Drive, Thorne, Doncaster



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### Offers in excess of £150,000

- Three Bedrooms
- Generous Rear Garden
- Large Side Entrance Porch
- Downstairs Toilet In Porch
- Off Street Parking & Garage
- Great Location
- Freehold
- EPC rating C



Welcome to this fantastic opportunity—a three-bedroom semi-detached house, ideal for first-time buyers or investors! Located in a sought-after neighbourhood with excellent public transport links, nearby schools, and a wealth of local amenities, this property is just waiting for someone to add their personal touch.

The property features a spacious lounge, the perfect spot for relaxing with family or entertaining friends. The kitchen, complete with a handy pantry, provides a wonderful canvas to design your dream kitchen. Upstairs, you'll find two generous double bedrooms and a comfortable single bedroom, offering plenty of space for families or those needing a home office. The shower room provides convenience for busy mornings.

Unique features set this home apart, starting with a large side entrance porch that not only gives you a warm welcome, but also includes a practical toilet—perfect for guests. There's ample parking available plus a single garage, offering secure storage for bikes, tools, or your



car. The garden to the rear presents a wonderful spot to relax outdoors or create a play area for children.

With an EPC rating of C and council tax band A, this home is efficient and cost-effective. While the house does require renovation, it offers enormous potential to customise and increase value. Whether you're a first-time buyer eager to get onto the property ladder or an investor searching for your next project, this is a fantastic opportunity not to be missed.

Arrange a viewing to discover the possibilities and see how you can transform this house into your perfect home!



Entrance/Hall

Kitchen 4.33m x 2.8m (14'2" x 9'2")

Lounge 6.75m x 3.33m (22'1" x 10'11")

Side Entrance Porch 6.74m x 1.37m (22'1" x 4'6")

W.C 0.78m x 1.47m (2'7" x 4'10")

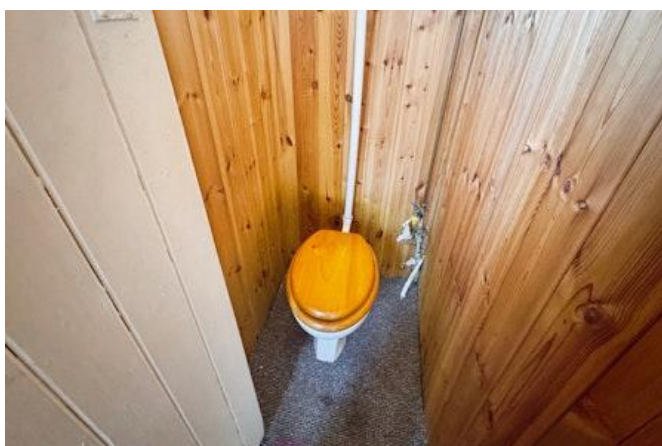
Stairs & Landing

Bathroom 1.69m x 1.92m (5'6" x 6'4")

Bedroom One 3.42m x 3.81m (11'2" x 12'6")

Bedroom Two 3.25m x 3.78m (10'8" x 12'5")

Bedroom Three 2.26m x 2.86m (7'5" x 9'5")





## Disclaimer

Cherry Tree Drive - 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, coadjute. Coadjute charge a fee for this service.

## Ground Floor

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



## First Floor

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





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