



## Mansion Court Gardens, Thorne, Doncaster



3



1



1

### Offers in excess of £210,000

- Lounge/Diner
- W.C/Utility Room
- Stunning Throughout
- Private Enclosed Rear
- Driveway & Garage
- Sought After Location
- Freehold
- EPC rating C





This three-bedroom semi-detached house is **\*\*for sale\*\*** in the popular town of Thorne, Doncaster, offering well-presented accommodation with convenient access to local amenities.

Inside, the property provides a comfortable lounge with a defined dining space, complemented by patio doors opening onto the garden, creating a pleasant flow between indoor and outdoor living. The modern kitchen features integrated appliances, making good use of the available space. There are three bedrooms arranged as two doubles and one single, along with a family bathroom. An additional W.C/utility area adds useful practicality for day-to-day living.

Externally, the house benefits from a private garden, ideal for outdoor seating or play space, along with a single garage, parking and outbuildings that offer handy storage or hobby space. Thorne offers a range of local amenities including shops, supermarkets, cafes and pubs, with further facilities available in nearby Doncaster. Families will find a choice of schools in and around the town, as well as green spaces and parks for walking and leisure.



For commuters, Thorne has two railway stations: Thorne North and Thorne South. Services from Thorne North run towards Doncaster and Hull, with connections on to Leeds and Sheffield, while Thorne South offers routes towards Scunthorpe and beyond. Journey times to Doncaster are typically around 15-20 minutes by train. The area also enjoys road links to the M18 and M180, providing straightforward access to regional destinations.

The property has an EPC rating of C and falls within Council Tax Band B.

#### Entrance/Hall

Living Room 4.3m x 3.9m (14'1" x 12'10")

Dining Area 3.02m x 2.6m (9'11" x 8'6")

Kitchen 3.1m x 2.43m (10'2" x 8'0")

W.C / Utility 2.7m x 1.8m (8'11" x 5'11")

#### Stairs & Landing

Bedroom One 3.6m x 3.1m (11'10" x 10'2")

Bedroom Two 3.21m x 3.1m (10'6" x 10'2")

Bedroom Three 2.55m x 2.9m (8'5" x 9'6")

Bathroom 2.55m x 2.72m(max)

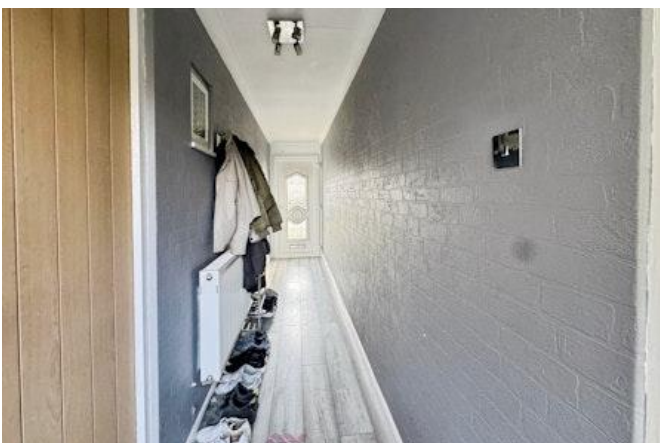


## Disclaimer

Disclaimer Mansion Court Gardens - 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.

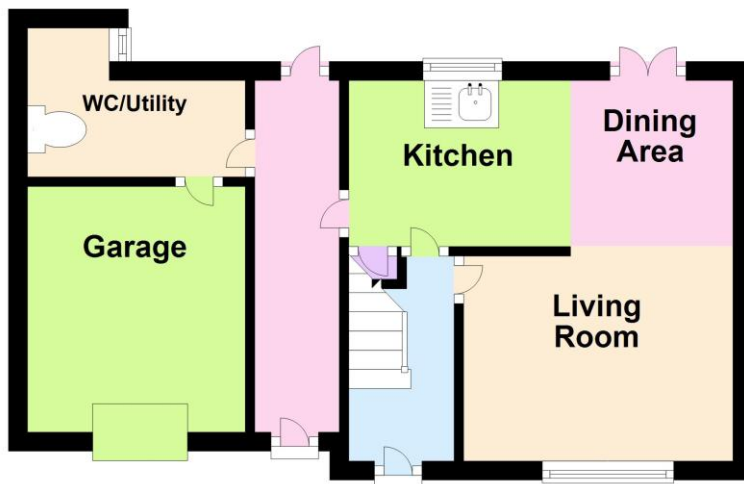
## AML

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.

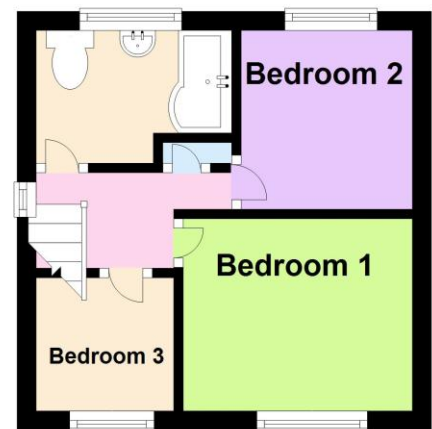




**Ground Floor**



**First Floor**





Northwood Thorne

01405 814999

[thorne@northwooduk.com](mailto:thorne@northwooduk.com)