



33 Union Road
Thorne DN8 5EL

£250,000
FREEHOLD

STUNNING LOCATION - Adjacent to the canal with fabulous views. EXTENDED THREE bedroom detached with Lounge, Dining room, Conservatory and Study. Family bathroom & En-suite. Brick garage. Private wrap around gardens. Great location with walks on your doorstep. VIEWING ESSENTIAL. No Upward Chain Involved.



- EXTENDED THREE BEDROOM DETACHED • Lounge, Dining room, Fitted kitchen • 4.2m Conservatory, En-suite, Bathroom

ENTRANCE HALL

Front composite double glazed entrance door. Staircase leading to the first floor and doors off to the study, walk-in cloaks cupboard/utility, w.c and lounge.

STUDY

7'10" x 5'8"

Front facing UPVC double glazed window. Radiator.

CLOAKS/STORAGE ROOM

7'10" x 3'2"

Front facing UPVC double glazed window. Radiator.

W.C

Fitted with a white wash hand basin and w.c. Radiator.

LOUNGE

13'6" x 13'4" maximum

Two rear facing UPVC double glazed windows. Feature timber fireplace with marble hearth and inset to a coal effect gas fire. Three wall lights. Two radiators. Open access into the dining room.

DINING ROOM

11'0" x 7'4"

Rear facing sliding patio doors leading into the conservatory.

Door into the kitchen. Radiator.

KITCHEN

10'11" x 8'10" maximum

Front facing UPVC double glazed window. Fitted with a range of beech effect wall and base units with granite effect worksurfaces incorporating a stainless steel sink and drainer and splashback tiling. Integrated electric oven and grill, four ring gas hob and extractor hood above. Space for undercounter fridge and washing machine. Useful understairs cupboard with space for fridge freezer. Tiled floor. Radiator.

CONSERVATORY

13'10" x 9'5"

Side and rear facing UPVC double glazed windows and French doors leading into the garden. Recently fitted solid roof. Tiled floor. Radiator.

LANDING

Feature UPVC double glazed arched window with views over the canal and towards the lock. Spindle balustrade to the staircase. Loft access. Doors off to all rooms.

MASTER BEDROOM

13'2" x 9'10" maximum dimensions

Rear facing UPVC double glazed window. Built-in double wardrobe. Radiator. Built-in in airing cupboard. Door into the en-suite.



- UPVC double glazed
- Gas central heating
- Brick detached garage & workshop
- Wrap around private lawned gardens

EN-SUITE SHOWER ROOM

6'11" x 5'11"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a corner shower cubicle with mains shower, vanity wash hand basin with storage below and w.c. Tiled walls. Radiator.

BEDROOM TWO

9'11" x 8'6"

Rear facing UPVC double glazed window. Built-in wardrobes. Radiator.

BEDROOM THREE

9'11" x 6'4"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

7'4" x 6'4" maximum

Front facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

The property stands prominently on an enviable plot adjacent to the canal. There is a driveway proving off road parking and leading to the detached brick garage. A pathway leads

through the side lawned gardens and to the front main entrance where there is a lawn and hedge boundary with pleasant views across the canal and towards the lock. There is a gate to the side leading into the rear garden.

DETACHED BRICK GARAGE

17'2" x 10'6"

Front up and over access door. Electric light and power. Side personal access door leading into the rear garden.

ADJOINING BRICK WORKSHOP

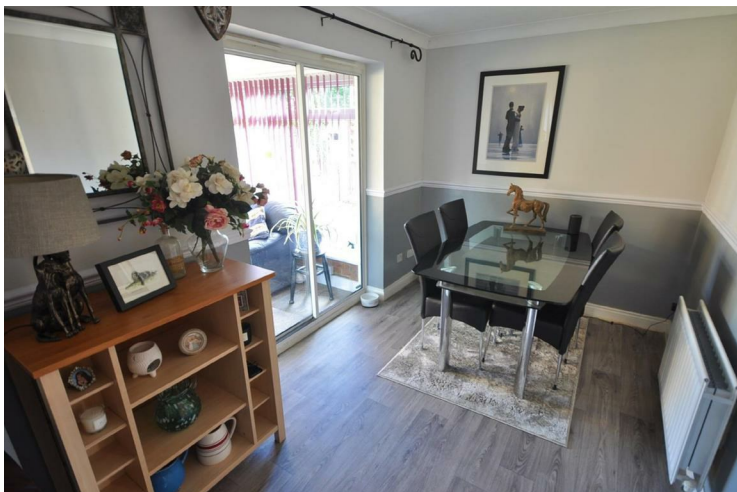
10'6" x 5'11"

Single glazed entrance door. Electric light and power. Space for clothes dryer.

The gardens extend to three side of the house and behind the garage and have been pleasantly landscaped with established trees and shrubs and planted borders, lawn and paved patio. There is timber panelled fencing to the boundaries and an outside cold water tap.

LOCATION

Located adjacent to the canal there is pleasant walks immediately to the side of the house leading one way into the town centre/shopping area and opposite, over the lock and



- Fabulous location with canal views
- Pleasant walks directly on your doorstep
- Viewing Essential

along the opposite side of the canal, making this a superb location for those with dogs or that enjoy walking or cycling.

WHY CHOOSE THORNE?

We are located at junction 6 of the M18 motorway, opening up the M62, M180 and A1, making Leeds, Sheffield York and Hull all easily accessible. We have two train stations, regular bus services, a selection of primary and a secondary school, lots of independent shops including greengrocers, butchers, bakers and hairdressers to name but a few. Larger retail shops including Aldi, B & M, KFC, Lidl, McDonalds, Screwfix and Taco Bell. We also have Doctors, Dentists, Sports centre, Opticians and solicitors, there is literally something for everyone. If you enjoy walking we have lots of canal side walks, access to Thorne Moors and woodland areas, several fishing lakes and golf courses all on the doorstep, why

don't you visit us and see for yourself? Not forgetting the Yorkshire Wildlife park which is within close proximity too.

PREDICTED BROADBAND SPEED

Basic 16 Mbps

Superfast 55 Mbps





Additional Information

Local Authority - Doncaster
Council Tax - Band C
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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