



**16 Pennine Road  
Thorne DN8 5RU**

**Offers Around £200,000  
FREEHOLD**

Spacious THREE bedroom detached bungalow with garage. Large living/kitchen/diner, lounge and large bathroom. UPVC double glazed. Gas central heating. Front and rear gardens. Quiet side road. NO UPWARD CHAIN.



- **THREE BEDROOM DETACHED BUNGALOW** • Entrance hall, Lounge • Living/kitchen/dining room • Large bathroom

## INFORMATION

The layout of the bungalow is quiet flexible and if only two bedrooms are required then the stud wall between bedrooms two and three can simply be removed. There is also the option to convert the garage, as this is accessible from the hallway already.

## OPEN PORCH

## ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Radiator. Loft access point. Doors off to all rooms including the garage.

## LOUNGE

12'7" x 11'1"

Front UPVC double glazed window. Timber fire surround with black granite effect hearth and inset to an electric stove effect fire. Radiator.

## LIVING/KITCHEN/DINING ROOM

14'4" x 11'0"

Rear facing UPVC double glazed french doors. Fitted with a range of beech effect wall and base units with black slate effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with tiled splashbacks.

Integrated electric oven, gas hob and extractor hood above.

Space for washing machine and dishwasher. Space for integrated fridge freezer. Concealed wall mounted gas combi central heating boiler (new 2020 with yearly service).

Radiator.

## BEDROOM ONE

10'11" x 10'8"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM TWO

8'10" x 6'3"

Side facing UPVC double glazed window. Radiator.

## BEDROOM THREE

8'10" x 6'3"

Side facing UPVC double glazed window. Radiator.

## BATHROOM

11'1" x 6'0"

Side facing UPVC double glazed window. Fitted with a four piece suite comprising of a panelled bath, corner tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Tiled walls and floor. Radiator.



- UPVC double glazed
- Gas central heating
- Garage
- Front and rear gardens
- NO UPWARD CHAIN INVOLVED

## OUTSIDE

There is an open plan lawned front garden with driveway leading to the garage. A path to the side leads to a timber gate which then provides access into the rear garden.

## GARAGE

16'0" x 8'9"

Front roller shutter access door. Electric light and power.

The rear garden is lawned with paved seating area, slate chipped beds and timber and walled fence boundaries.

## NO UPWARD CHAIN INVOLVED





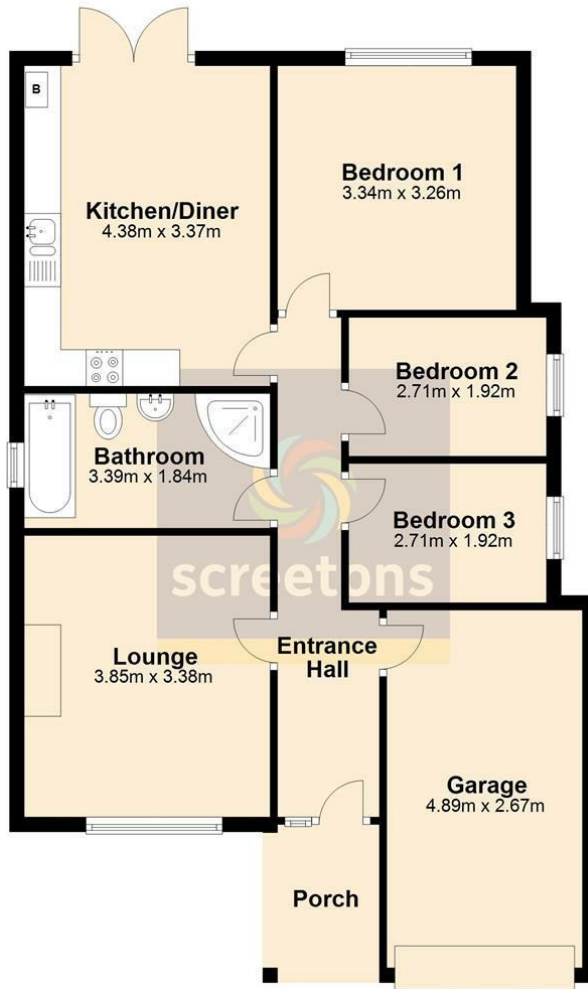


## Additional Information

**Local Authority** - Doncaster  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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