



**161 Grampian Way  
Thorne DN8 5YN**

**Offers Around £195,000**

**FREEHOLD**

EXTENDED THREE double bedroom semi-detached house with garage. Large open plan lounge/diner. Spacious modern fitted kitchen. Large four piece bathroom. Lawned gardens. Viewing Essential to appreciate size. Ideal family home.



- EXTENDED THREE BEDROOM SEMI-DETACHED • Large open plan lounge/diner • Modern and spacious fitted kitchen

### ENTRANCE PORCH

Front UPVC composite double glazed entrance door and UPVC double glazed window. Laminate floor. Radiator. Glazed door leading into the lounge.

### LOUNGE/DINING ROOM

22'9" x 15'10"

Front facing UPVC double glazed window and rear facing UPVC double glazed sliding patio doors. Spindle balustrade staircase leading to the first floor with useful storage cupboard below. Wall mounted electric fire. Two radiators. Door into the kitchen.

### KITCHEN

17'2" x 9'1"

Two rear facing UPVC double glazed windows and UPVC double glazed entrance door. Fitted with a modern range of high gloss wall and base units, with drawer effect base cupboard doors and timber effect laminate worksurfaces incorporating a stainless steel sink and drainer with instant hot tap. Integrated 'Bosh' electric oven and five ring gas hob with glass splashback and extractor hood above. Concealed under counter fridge, freezer and washing machine. Contemporary radiator and kick board plinth heater. Inset ceiling spotlights. Laminate floor. Door into the garage.

### LANDING

Spacious landing with rear facing UPVC double glazed window. Built-in storage cupboard also housing the gas central heating boiler. Built-in airing cupboard housing the hot water tank.

### BEDROOM ONE

15'10" x 9'6" maximum

Front facing UPVC double glazed window. Built-in wardrobes and shelves. Additional built-in cupboard over the stairs. Laminate floor. Radiator.

### BEDROOM TWO

14'0" x 8'8"

Front UPVC double glazed window. Radiator.

### BEDROOM THREE

10'6" x 9'6" to front of wardrobes

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

### BATHROOM

8'11" x 8'5"

Rear facing UPVC double glazed window. Fitted with a modern four piece white suite comprising of a free standing bath, tiled shower cubicle with electric shower, pedestal wash





- UPVC double glazed
- Gas central heating
- Modern four piece bathroom
- Ideal family sized home
- Front and rear gardens
- Garage and driveway
- Viewing Essential to appreciate

hand basin and w.c. Tiled walls and floor. Contemporary radiator. Inset ceiling spotlights.

## OUTSIDE

There is a lawned front garden with hedge boundary and concrete driveway providing off road parking and leading to the garage.

## GARAGE

17'7" x 8'8" minimum

Front up and over access door. Electric light and power.

The rear garden is lawned with timber deck, panelled fencing, established shrubs and ornamental cherry tree and electric and water supply. Timber garden shed.

## SOLAR PANELS

Solar panels are installed offering great savings.

## 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 Post Office, greengrocers, butchers, bakers and hairdressers to name but a few. Larger

retail shops including Aldi, B & M, KFC, Lidl, McDonalds, Screwfix, Toolstation 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.







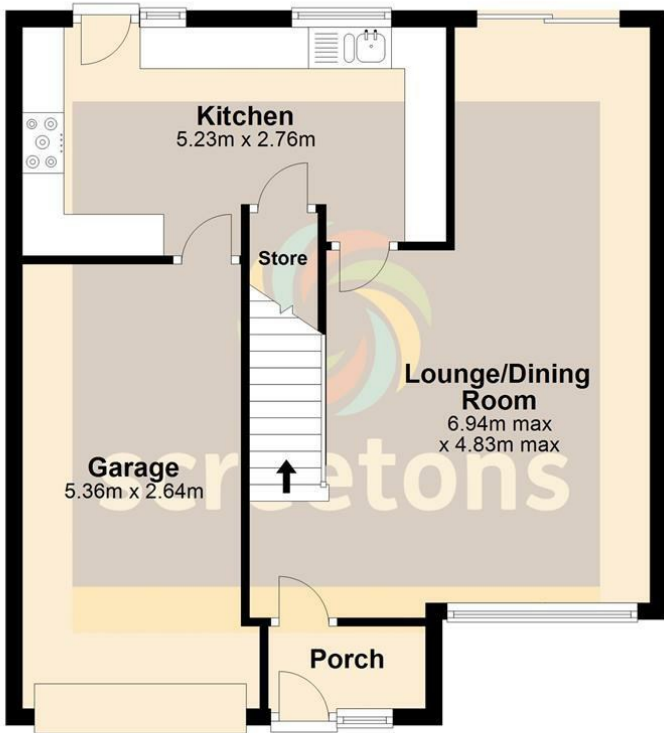


## Additional Information

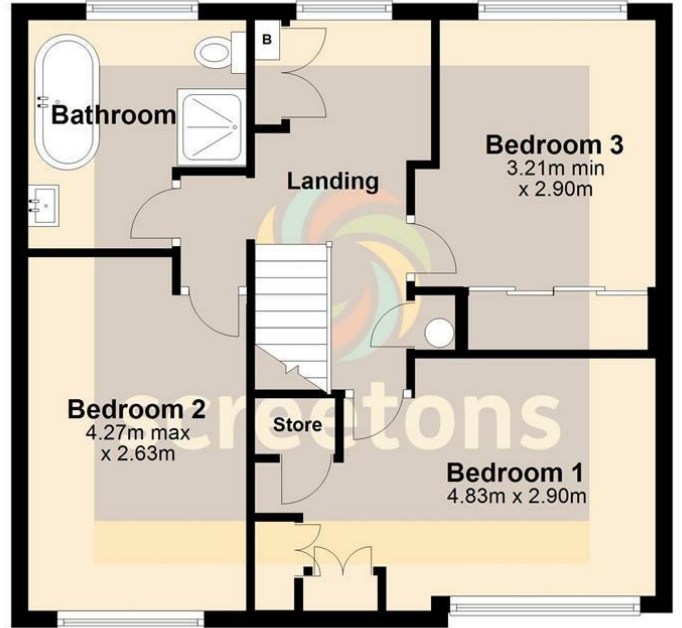
**Local Authority** - Doncaster  
**Council Tax** - Band  
**Viewings** - By Appointment Only

**Tenure** - Freehold

### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	91
(69-80) C			
(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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