



27 Ellison Street
Thorne DN8 5LA

Offers Around £110,000

FREEHOLD

IDEAL FIRST TIME BUY - TWO DOUBLE bedroom townhouse with rear driveway and gardens. Deceptively large with porch, lounge and kitchen/diner. Brand new UPVC double glazed windows. Gas central heating. Close to shops and amenities with M18/M62 motorway link within minutes. NO UPWARD CHAIN INVOLVED.



- TWO BEDROOM TOWNHOUSE • Entrance Porch, Lounge • Kitchen/diner • Brand new UPVC double glazed windows

ENTRANCE LOBBY

Front UPVC double glazed window and double glazed entrance door. Laminate floor. Door into the lounge.

LOUNGE

14'6" x 11'11"

Front UPVC double glazed window. Spindle balustrade staircase to the first floor with useful storage cupboard below. Laminate floor. Radiator. Glazed door into the kitchen.

KITCHEN/DINER

14'6" x 8'1"

Rear facing UPVC double glazed window and double glazed rear entrance door with adjoining window. Fitted with a range of wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer. Free standing electric cooker with extractor hood above. Space and plumbing for washing machine. Laminate floor. Radiator.

LANDING

Spindle balustrade to the staircase. Loft access. Useful built-in storage cupboard. Doors off to all rooms.

BEDROOM ONE

14'6" x 8'9"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

11'3" x 8'1"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

6'2" x 5'7"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with mains shower, pedestal wash hand basin and w.c. Radiator.

OUTSIDE

There is an open plan paved forecourt with rear car access via Middlebrook lane. The rear garden is gravelled with decked seating area and timber panelled fencing with a pair of timber gates opening into an off road parking space if required.

LOCATION

Perfectly located in the centre of the town within a stones throw of shopping facilities and primary school and literally over the road from the Memorial Park which is a 6 acre park with pond, bandstand and miniature railway. The property also benefits from new UPVC double glazed windows (2024) and offers a great opportunity as a first time home, downsize or even investment property to let.

NO UPWARD CHAIN INVOLVED



- Gas central heating
- Rear gardens and driveway
- Close to shops/facilities
- Perfect First Time Buy
- NO UPWARD CHAIN INVOLVED





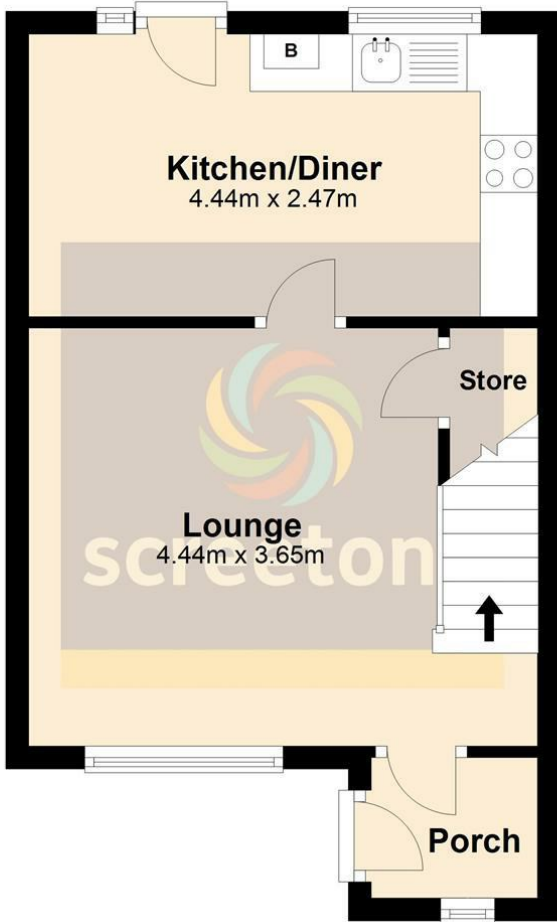


Additional Information

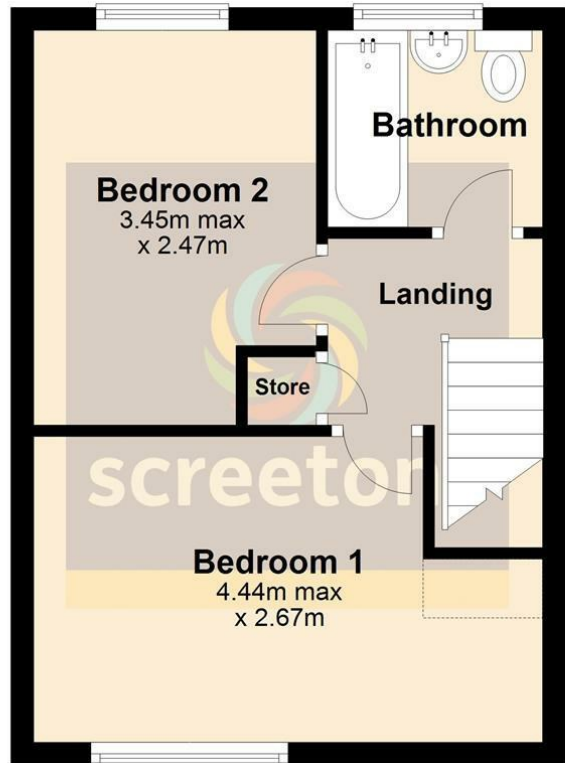
Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	68	
(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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