



96 Hawthorne Road
Thorne DN8 4HG

Offers Over £145,000

FREEHOLD

VIEWING ESSENTIAL - Large THREE bedroom semi-detached house. Lounge/dining room with French doors. Fitted kitchen. Ground floor w.c. Multi use room. Generous garden. Space for driveway if needed. Overlooking large open green. Popular residential area. Fully re-decorated throughout. **NO UPWARD CHAIN**. Ready to move straight into.



- THREE BEDROOM SEMI-DETACHED HOUSE • Lounge/dining room with French doors • Fitted breakfast kitchen

ENTRANCE HALL

Front UPVC double glazed entrance door and adjoining UPVC double glazed window. Staircase leading to the first floor. Laminate floor. Radiator. Door into the lounge/dining room and kitchen/breakfast room.

LOUNGE/DINING ROOM

22'0" x 10'11"

Front facing UPVC double glazed window and rear facing UPVC double glazed French doors. Feature timber fireplace with marble hearth and inset to an electric fire. Two pendant lights with matching wall lights. Radiator.

KITCHEN/BREAKFAST ROOM

14'4" x 9'2"

Side facing UPVC double glazed window. Fitted with a range of wall and base units with laminate worksurfaces incorporating a breakfast bar and stainless steel sink and drainer with splashback tiling. Integrated electric oven, hob and extractor hood above. Radiator. Space for undercounter fridge and plumbing for washing machine. Useful understairs pantry with side facing UPVC singled glazed window also housing the gas combi central heating boiler. Glazed door into the rear lobby and multi use room.

MULTI USE ROOM

13'1" x 8'5" maximum.

Side UPVC double glazed entrance door and three UPVC single glazed windows. Electric lighting and power. Door into the w.c. This room could easily be altered to provide a home office, gym or bar area for the garden.

W.C

4'10" x 2'9"

Side facing UPVC single glazed window. Fitted with a w.c.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access point.

BEDROOM ONE

12'6" x 11'3"

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

BEDROOM TWO

12'6" x 10'5"

Front facing UPVC double glazed window. Built-in wardrobe. Radiator.



- Ground floor w.c.
- Multi use room
- UPVC double glazing
- Gas central heating
- Generous rear garden
- Space for driveway if required
- Fully re-decorated throughout

BEDROOM THREE

9'4" x 7'3"

Front facing UPVC double glazed window. Radiator. Useful built-in cupboard.

BATHROOM

6'2" x 5'7"

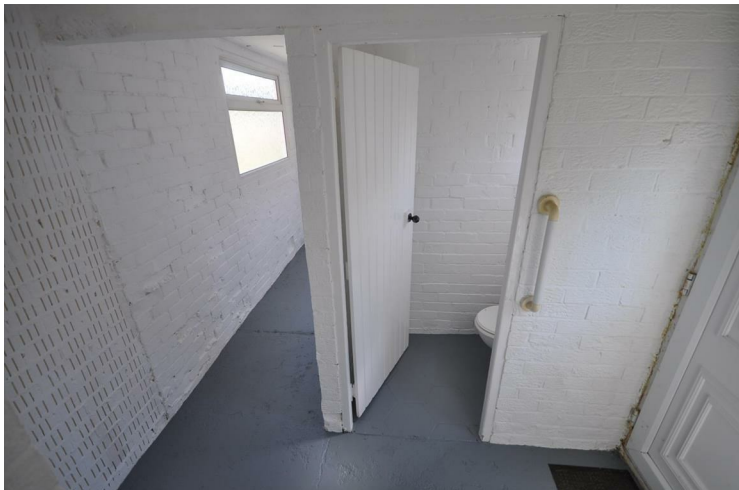
Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Towel radiator. Part tiled walls.

OUTSIDE

There is a lawned front garden with timber panelled fencing and gate with privet hedge to the side. There is access to the side through another timber gate giving access into the rear garden. There is ample space to open the front to create off road parking if required.

The rear garden is lawned with timber panelled fencing and established conifer hedge. (Please note the garden is in the process of being tidied and grass cut).

NO UPWARD CHAIN INVOLVED







Additional Information

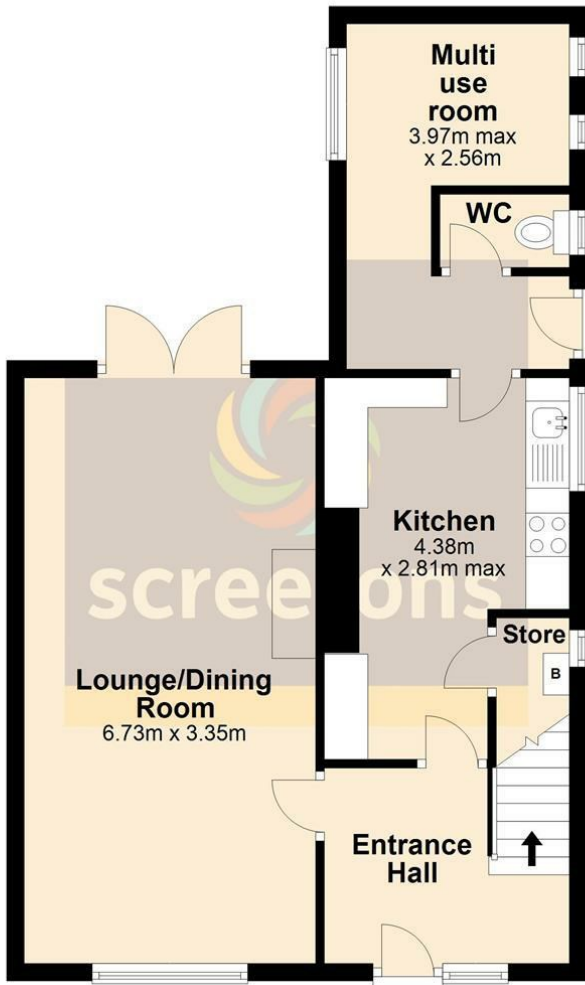
Local Authority - Doncaster

Council Tax - Band

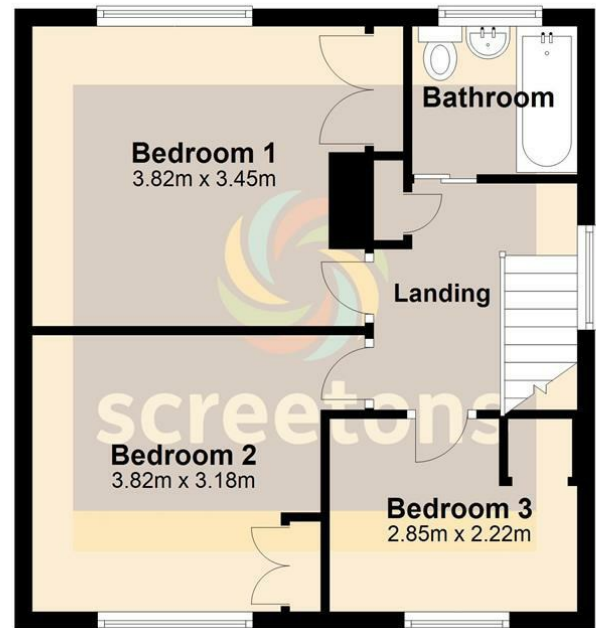
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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