



## 15 Belmont Terrace Thorne DN8 5ED

Offers Over £100,000  
**FREEHOLD**

Great First Time Buy or Investment Property. Generous sized THREE bedroom , three storey terraced house. Lounge, Sitting/dining room and kitchen. Private rear garden and courtyard. Walking distance to shops and facilities with canal side walks on your doorstep. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM MID TERRACED HOUSE** • Arranged over three floors • Lounge, Sitting/Dining room • Fitted kitchen, Bathroom

### LOUNGE

12'11" x 10'5"

Front UPVC double glazed entrance door and UPVC double glazed window. Timber fire surround to a stone flagged hearth. Radiator. Door into the inner lobby.

### INNER LOBBY

Staircase leading to the first floor. Door into the sitting/dining room.

### SITTING/DINING ROOM

12'11" x 11'5"

Rear facing UPVC double glazed window. Radiator. Large walk-in storage cupboard. Door into the kitchen.

### KITCHEN

9'4" x 5'10"

Side facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with a range of wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Free standing gas cooker with extractor hood above. Door into the utility area.

### UTILITY AREA

5'10" x 2'5"

Side facing UPVC double glazed window. Space and plumbing for washing machine with laminate worksurface. Door into the shower room.

### SHOWER ROOM

10'11" x 5'6"

Side facing UPVC double glazed window. Fitted with a suite comprising of a tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls. Radiator.

### LANDING

Doors off to bedrooms one and two and door through to the staircase leading to the second floor bedroom three.

### BEDROOM ONE

12'11" x 10'5"

Front facing UPVC double glazed window. Radiator.

### BEDROOM TWO

11'8" x 7'11"

Rear facing UPVC double glazed window. Radiator. Built-in cupboard housing the wall mounted gas combi boiler.





- UPVC double glazed
- Gas central heating
- Private garden
- Close to town centre and shops
- NO UPWARD CHAIN INVOLVED

## SECOND FLOOR BEDROOM THREE

17'6" x 12'11"

Spindle balustrade to the staircase. Rear facing double glazed skylight window.

## OUTSIDE

There is a concrete rear courtyard with useful brick built store and outside cold water tap fitted. Whilst this is the rear of the house this is the side you are likely to use to gain access (like the front of most houses).

The front garden is actually the main private garden which has timber panelled fencing and an artificial lawn. There is a right of access for the neighbouring properties and access can be made via the gate through the next door neighbour (end property).







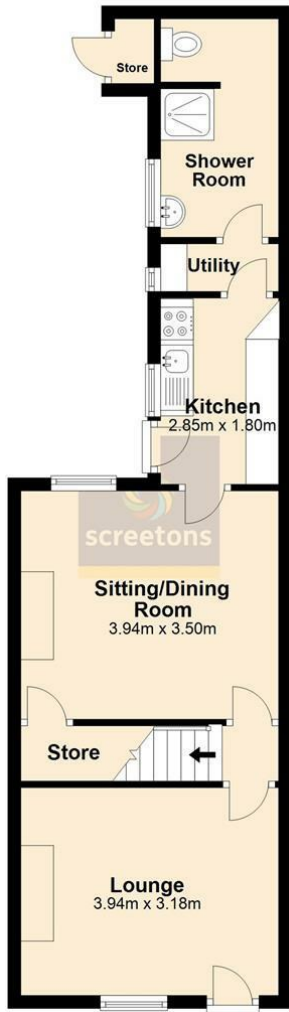


## Additional Information

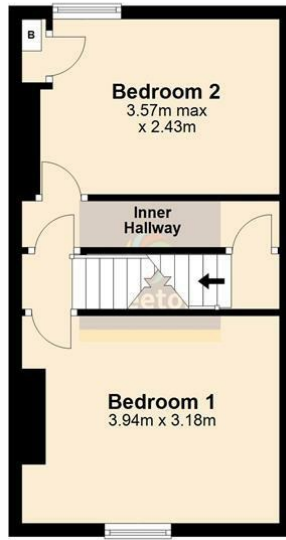
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

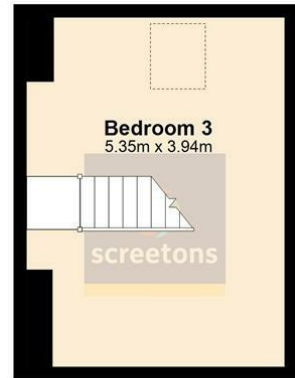
**Ground Floor**



**First Floor**



**Second Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	50	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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