



**7 Albert Villas, Coulman Street  
Thorne DN8 5JL**

**Offers Around £135,000**

**FREEHOLD**

**VIEWING ESSENTIAL** - Renovated by the current owner. Generous sized THREE bedroom semi-detached house. Modern living/kitchen/diner with new kitchen. Newly fitted bathroom. New Gas boiler and re-wire. Newly re-plastered and decorated. Private rear garden. Driveway. Ideal First Time Buy.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Open plan lounge • Living/kitchen/diner with new units • New bathroom suite

## INFORMATION

We have been advised by the current owner that the property has been re-plastered, re-wired, new central heating boiler, new kitchen and bathroom, new rear entrance door, garden fencing and newly re-decorated and carpeted/vinyl throughout. This would make a great First Time Buy or even Buy to Let.

## ENTRANCE HALL

Front UPVC double glazed entrance door. Radiator. Laminate floor. Open access into the lounge and living/kitchen/diner.

## LOUNGE

11'6" x 11'6"

Front facing UPVC double glazed window. Feature fireplace opening with stone hearth and timber mantle. Radiator.

## LIVING/KITCHEN/DINER

19'10" x 14'9"

Rear and side facing UPVC double glazed window and rear UPVC double glazed entrance door. Fitted with newly installed matt grey handleless wall and base units with timber effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer and tiled splashbacks. Integrated high level electric oven, four ring electric hob and

extractor hood above with stainless steel splashback. Space for washing machine, dryer and space for american style fridge freezer. Integrated breakfast bar. Useful understairs storage cupboard. Laminate floor. Radiator. Staircase leading to the first floor.

## LANDING

Doors off to all rooms. Loft access point.

## BEDROOM ONE

11'6" x 9'8"

Rear facing UPVC double glazed window. Built-in storage cupboard housing the new wall mounted gas combi boiler. Open wardrobe to side with hanging rail. Radiator.

## BEDROOM TWO

11'6" x 8'11"

Front facing UPVC double glazed window. Radiator.

## BEDROOM THREE

10'0" x 8'3"

Side facing UPVC double glazed window. Radiator.

## BATHROOM

8'4" x 5'5"

Front facing UPVC double glazed window. Fitted with a new





- Gas central heating (new boiler)
- UPVC double glazed
- Re-plastered and Re-decorated
- New carpets/floor coverings
- Off road parking
- Private rear garden

white three piece suite comprising of a panelled bath with mains shower and glass screen over, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.

## OUTSIDE

There is a walled front garden with established shrubs to the borders and a side driveway providing off road parking. A gate to the side leads into the private rear garden which has been paved and gravelled for low maintenance. An outside cold water tap is installed.







## 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		81
(69-80)	C		
(55-68)	D	57	
(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

Thorne Lettings  
94 King Street  
Thorne  
Doncaster  
South Yorkshire  
DN8 5BA

01405 816893  
thorne@screetons.co.uk  
www.screetons.co.uk

