



11 Beech Tree Avenue
Thorne DN8 5LS

Offers Over £190,000

FREEHOLD

EXTENDED FOUR bedroom semi-detached house. Garage/workshop and parking for 8 cars. Spacious lounge. Modern fitted kitchen/breakfast room. Conservatory. Good sized garden. Close to shops/facilities and train station. **VIEWING ESSENTIAL.**



- EXTENDED FOUR BEDROOM SEMI-DETACHED • Spacious lounge • Modern fitted kitchen/breakfast room

ENTRANCE LOBBY

Front UPVC double glazed entrance door. Staircase leading to the first floor. Door into the lounge.

LOUNGE

17'5" x 14'8"

Front facing UPVC double glazed bow window. Chimney breast with marble hearth and inset coal effect gas fire. Radiator.

Understairs storage cupboard also housing the wall mounted gas combi central heating boiler. Door into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

15'5" x 10'11"

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door leading into the conservatory. Fitted with a modern range of cream high gloss wall and base units with butchers block effect laminate worksurfaces incorporating a sink and drainer with metro style tiled splashbacks. Matching breakfast bar with space for dryer and fridge freezer. Free standing gas cooker and oven with extractor hood above. Space and plumbing for washing machine and dishwasher. Tiled floor. Radiator. Door into the lobby.



CONSERVATORY

12'5" x 8'7"

Rear and side facing UPVC double glazed windows and rear UPVC double glazed French doors leading onto the patio. Tiled floor. Radiator.

LOBBY

Useful space for coats and shoes. Door into the bathroom.

BATHROOM

9'6" x 5'5"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Tiled walls to the shower area and tiled floor. Radiator.

LANDING

Side facing UPVC double glazed window. Spindle balustrade to the staircase. Doors off to all rooms. Loft access to boarded loft. Radiator.

BEDROOM ONE

10'11" x 8'11"

Rear facing UPVC double glazed window. Useful built-in wardrobes, drawers and cupboards. Radiator.



- Conservatory, UPVC double glazed
- Gas central heating
- Garage/Worshop
- Large parking area
- Generous rear garden
- NO UPWARD CHAIN INVOLVED

BEDROOM TWO

10'2" x 8'4"

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

10'3" x 8'7"

Rear facing UPVC double glazed window. Radiator.

BEDROOM FOUR

7'4" x 7'2"

Front facing UPVC double glazed window. Radiator.

W.C

Fitted with a white w.c and corner sink.

OUTSIDE

The front garden is gravelled with central feature conifer shrub with a block paved driveway leading to the side, through a timber five bar gate and onto the paved driveway, which provides off road parking for around 8 vehicles which also leads to the garage/workshop and gate into the rear garden.

DETACHED GARAGE/WORKSHOP

Divided as follows;

WORKSHOP

16'7" x 15'11"

Front UPVC entrance door and UPVC double glazed window.

Door access into the garage. Electric light and power installed.

GARAGE

15'11" x 10'7"

Front and over access door. Electric light and power.

The rear garden is a good size with a block paved patio, lawn, timber decking and further paved seating area with walled and timber fencing to the boundaries. An outside cold water tap is fitted to the side of the house.

NO UPWARD CHAIN INVOLVED





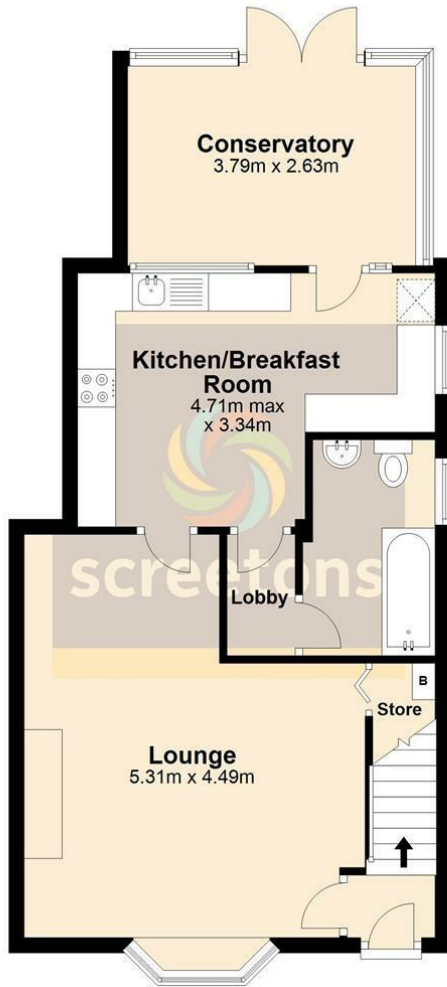


Additional Information

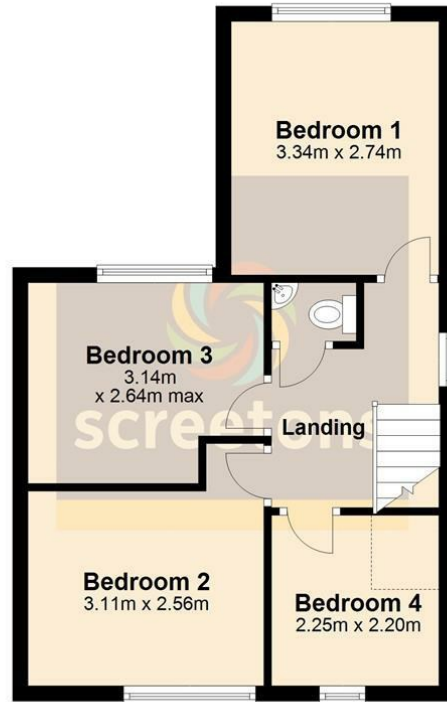
Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

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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