



**13 Wike Gate Road**  
**Thorne DN8 5PE**

**Offers Over £135,000**  
**FREEHOLD**

NO UPWARD CHAIN. Spacious THREE bedroom mid terraced house. Double aspect lounge and fully fitted kitchen with appliances. Modern shower room. UPVC Porch and double glazed. Driveway and gardens. Brick outbuilding. Ideal First Time Buy.





- THREE BEDROOM MID TERRACED HOUSE • Double aspect lounge/diner with french doors • Fitted kitchen with appliances

### ENTRANCE PORCH

Front and side facing UPVC double glazed window and UPVC double glazed entrance door. Radiator. Door into the entrance hall.

### ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor. Radiator. Doors into the lounge/diner and kitchen.

### LOUNGE/DINER

20'5" x 11'6"

Front facing UPVC double glazed bow window and rear facing UPVC double glazed French doors. Two radiators.

### KITCHEN

14'8" x 8'9"

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door. Fitted with cream wall and base units with butchers block effect worksurfaces incorporating a stainless steel sink and drainer with splashback tiling.

Integrated electric oven, hob and extractor hood. Integrated fridge and dishwasher. Space for washing machine. Useful understairs storage cupboard. Radiator.

### LANDING

Doors off to all rooms. Useful built-in storage cupboard with further built-in cupboard housing the wall mounted gas combi boiler. Loft access point.

### BEDROOM ONE

12'0" x 11'3"

Rear facing UPVC double glazed window. Built-in sliding door wardrobes to one wall. Radiator.

### BEDROOM TWO

12'8" x 8'10"

Front facing UPVC double glazed window. Sliding door wardrobe. Radiator.

### BEDROOM THREE

8'10" x 8'7"

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

### SHOWER ROOM

9'3" x 4'7"

Two rear facing UPVC double glazed windows. Fitted with a PVC panelled shower cubicle with mains shower, pedestal wash hand basin and w.c. Tiled walls and floor. Chrome towel radiator.



- UPVC double glazed
- Gas central heating
- Modern shower room
- Front driveway and rear garden
- NO UPWARD CHAIN
- IDEAL FIRST TIME BUY

## OUTSIDE

There is a walled frontage with block paved driveway providing off road parking with path to the side leading into the rear garden.

The rear garden is timber fence enclosed with paved patio and artificial lawn.

## BRICK OUTBUILDING

10'8" x 5'4"

Two timber access doors and glazed window.

## INFORMATION

As this property has a side passageway, the first floor accommodation extends over this giving the benefit of more space, so the shower room and bedroom three are larger than normal.







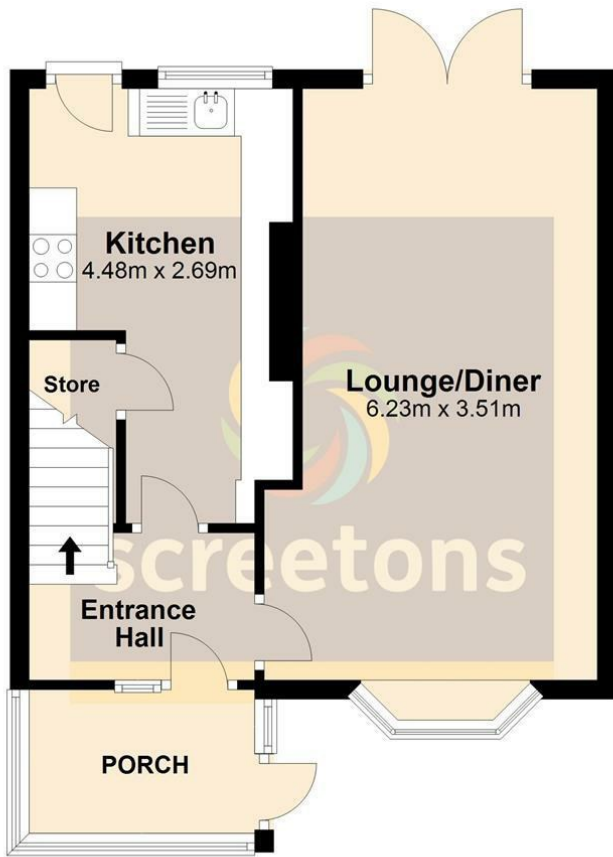


## Additional Information

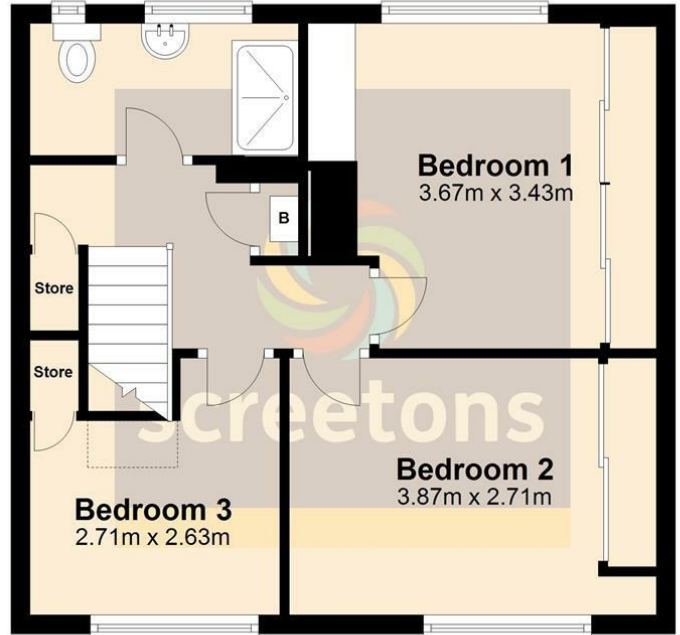
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(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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