



## Green Pastures Waterside Thorne DN8 4HY

Offers Around £150,000

**FREEHOLD**

**CASH BUYERS ONLY** - TWO bedroom DETACHED bungalow set within a secluded location yet close to motorway access and shops/facilities. Generous garden with garage. Spacious lounge. Modern fitted kitchen and shower room. **NO UPWARD CHAIN INVOLVED.**





- TWO BEDROOM DETACHED BUNGALOW • CASH BUYERS ONLY • Lounge • Fitted kitchen diner • Shower room

## INFORMATION

The bungalow is a pre-fab construction with brick external skin and is open to cash buyers only. There is mains water and LPG bottled gas is used for the gas central heating with drainage is via a cesspit.

## ENTRANCE HALL

Rear UPVC double glazed entrance door. Useful built-in storage cupboards. Doors off to all rooms. Radiator.

## LOUNGE

17'4" x 10'2"

Front facing UPVC double glazed window. Fireplace with electric fire. Radiator. Door into the kitchen.

## KITCHEN

10'2" x 8'11"

Side UPVC double glazed entrance door and rear UPVC double glazed window. Fitted with oak effect wall and base units with granite effect laminate worksurfaces extending into a breakfast bar. Inset one and a half bowl sink and drainer. Built-in electric oven, gas hob and extractor hood above. Metro style tiled splashbacks. Space for washing machine and fridge freezer. Radiator.

## BEDROOM ONE

14'2" x 10'2"

Front facing UPVC double glazed window. Useful built-in cupboards and drawers. Radiator.

## BEDROOM TWO

11'5" x 10'2"

Rear facing UPVC double glazed window. Built-in cupboards, one housing the wall mounted gas combi central heating boiler. Radiator.

## SHOWER ROOM

7'4" x 4'7"

Rear facing UPVC double glazed window. Fitted with a PVC panelled electric shower and pedestal wash hand basin. Chrome towel radiator. PVC panelled walls.

## W.C

4'3" x 2'6"

Rear facing UPVC double glazed window. Fitted with a white w.c. Chrome towel radiator. PVC panelled walls.

## OUTSIDE

There is a gravelled front garden with wrought iron railings and two sets of wrought iron gates leading to the garage to the left and the side driveway to the right. The rear garden is a



- UPVC double glazed
- LPG central heating
- Driveway and garage
- Secluded location

generous size with lawn, concrete and paved seating areas, gravelled beds and established shrubs and perennials.

### SECTIONAL GARAGE

17'6" x 7'10"

Front up and over access door and side access door. Electric light and power installed.

### NO UPWARD CHAIN INVOLVED

### LOCATION

Ideally placed for junction 6 of the M18 opening up the M62, M180 and A1, Waterside is a small hamlet of properties located on the outskirts of Thorne with the benefit of feeling secluded yet close to shops and facilities. There are pleasant walks directly onto the bank of the River Don and shopping is just a couple of minutes drive away, but can easily be walked, with Thorne North train station also easily accessible. This really is a property for those that want to be off the beaten track but not isolated, with only two further properties located beyond this bungalow.









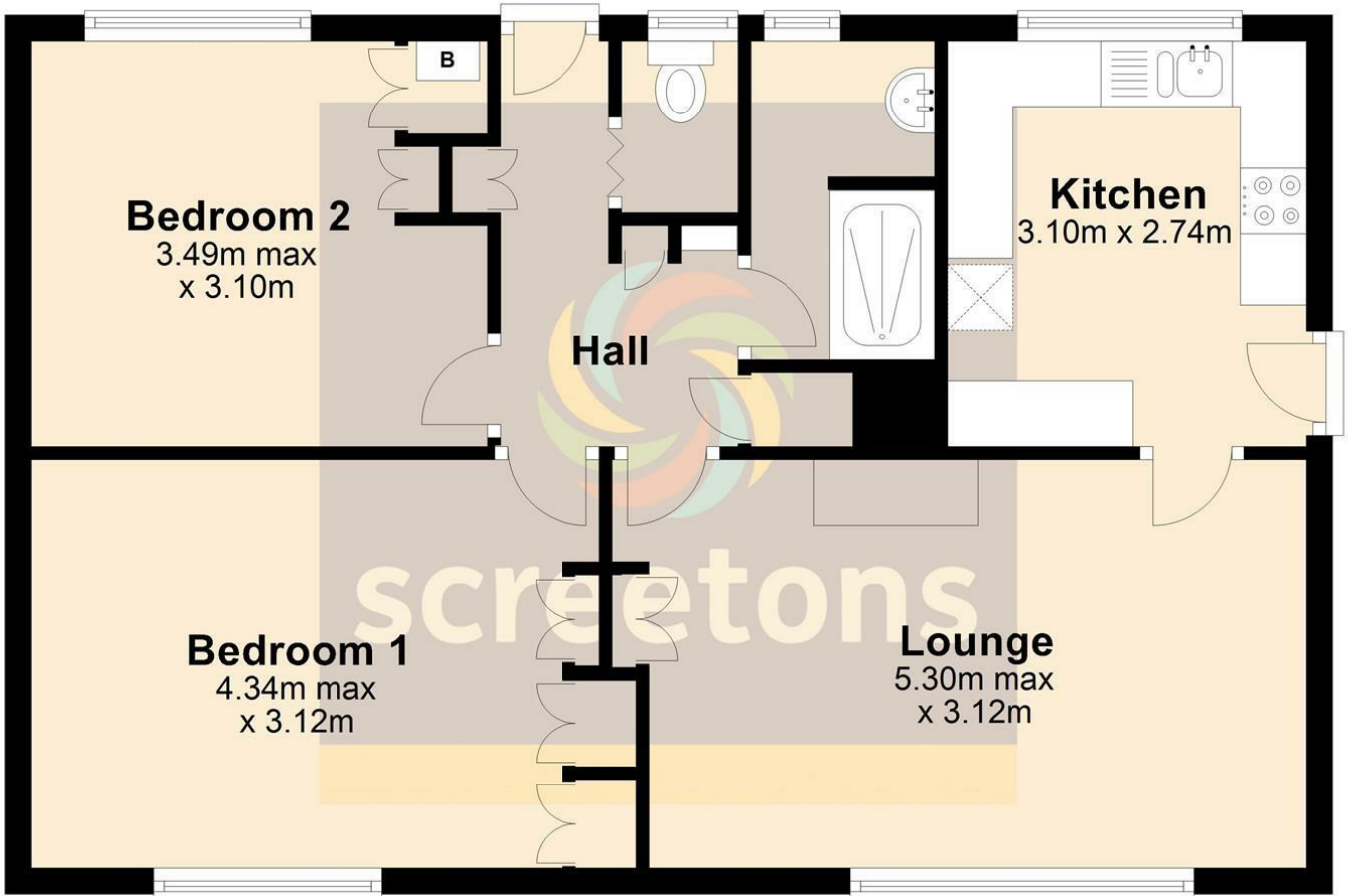
## Additional Information

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

**Tenure** - Freehold



# Floor Plan



| 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

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

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

