



**12 Church Street
Thorne DN8 5BE**

**£175,000
FREEHOLD**

VIEWING ESSENTIAL. Modern THREE bedroom, three storey mid townhouse (less than 4 years old). Open plan modern kitchen. Lounge/dining room with patio doors. Master bedroom with en-suite. Family bathroom. Driveway and private garden. Small private cul-de-sac close to shops.



- MODERN THREE BEDROOM MID TOWNHOUSE
- Less than 4 years old
- Lounge/dining room with patio doors

OPEN PLAN KITCHEN/HALL

12'3" x 9'8"

Front facing UPVC double glazed window and entrance door.

Fitted with a modern range of matt grey handleless wall and base units with marble effect laminate worksurfaces incorporating a one and a half bowl sink and drainer.

Integrated electric oven, electric hob with glass splashback and extractor hood above. Space for fridge freezer and washing machine. Spindle balustrade staircase to the first floor. Laminate floor. Radiator. Door off to the lounge and w.c.

W.C

6'11" x 3'3"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a vanity wash hand basin with storage cupboard and w.c. Radiator.

LOUNGE/DINER

18'1" x 13'4"

Rear facing UPVC double glazed sliding patio doors with adjoining UPVC double glazed windows. Useful understairs storage cupboard. Radiator.

LANDING

Spindle balustrade staircase leading to the second floor.



Doors off to bedrooms two and three and main bathroom.

Radiator.

BEDROOM TWO

13'4" x 10'11"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

13'4" x 6'11"

Front facing UPVC double glazed window. Radiator.

BATHROOM

8'7" x 5'9"

Fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled splashbacks.

Radiator.

SECOND FLOOR LANDING

MASTER BEDROOM

12'2" x 10'3"

Two rear facing UPVC double glazed skylight windows with fitted blinds. Radiator. Door into the en-suite shower room.



- Open plan modern kitchen
- Master bedroom with en-suite
- First floor bathroom
- Ground floor w.c.
- UPVC double glazed
- Gas central heating
- Parking and private rear garden

EN-SUITE SHOWER ROOM

10'3" x 4'3"

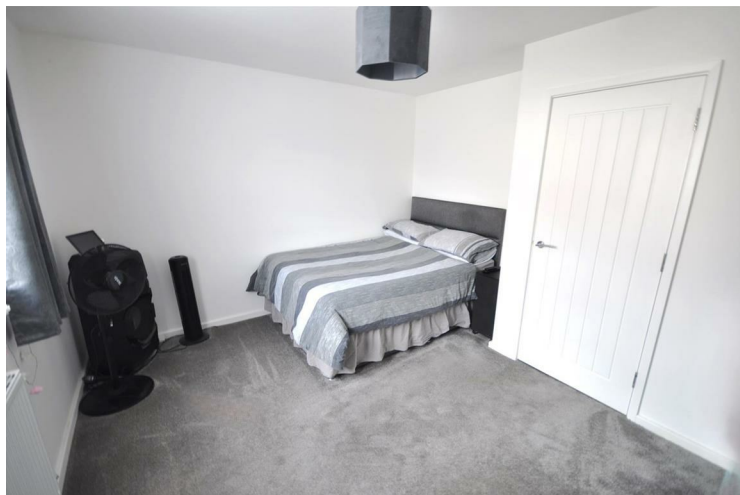
Front facing UPVC double glazed skylight window. Fitted with a modern white suite comprising of a tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Radiator.

OUTSIDE

Standing within an attractive private courtyard there is a private driveway providing parking for two cars with an electric car charging point and a raised planted bed. The rear garden is private and fence enclosed with artificial lawn.

LOCATION

Ideally located within the centre of the town with many shops, facilities and schools all within easy walking distance.







Additional Information

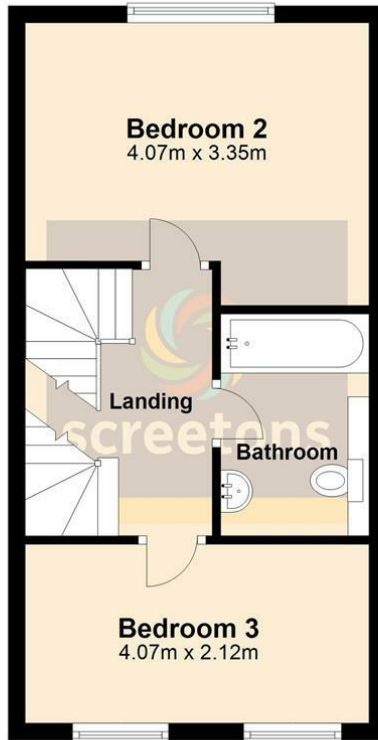
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

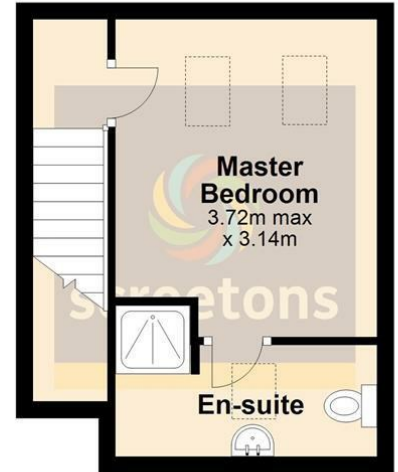
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		85	
(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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