



12 Beech Tree Avenue
Thorne DN8 5LS

Offers Over £190,000

FREEHOLD

VIEWING ESSENTIAL. Extended THREE bedroom semi-detached house with EN-SUITE. Large brick built 6.35m x 5.34m GYM/BAR. Spacious lounge. Modern fitted kitchen/breakfast room. Utility room & Ground floor w.c. Large family bathroom. Driveway. Gardens.



- EXTENDED THREE BEDROOM SEMI-DETACHED • Large brick bar/gym building • Spacious lounge • Modern fitted kitchen, Utility

ENTRANCE HALL

Side UPVC double glazed entrance door and front facing UPVC double glazed window. Useful built-in storage cupboard for coats and shoes. Staircase leading to the first floor. Radiator. Door into the lounge.

LOUNGE

17'9" x 17'6"

Front facing UPVC double glazed window. Useful understairs study/computer area. Radiator. Door into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

12'11" x 10'2"

Rear facing UPVC double glazed window. Fitted with modern white high gloss wall and base units with granite worksurfaces extending into a central breakfast bar. Stainless steel one and a half bowl sink and drainer with tiled splashbacks. Built-in electric oven, grill and four ring electric hob with extractor fan. Built-in fridge/freezer and dishwasher. Tiled floor. Radiator. Wall mounted gas combi central heating boiler (new 2024). Door into the rear lobby.

LOBBY

Rear UPVC double glazed entrance door. Door into the utility and w.c. Tiled floor.

UTILITY ROOM

6'0" x 4'8" max.

Side facing UPVC double glazed window. Fitted with white high gloss wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer. Space and plumbing for washing machine and dryer. Tiled floor.

W.C

4'5" x 2'8"

Side facing UPVC double glazed window. Fitted with a white wash hand basin and w.c. Tiled floor.

LANDING

Side facing UPVC double glazed window. Loft access with pull down ladders to an insulated and boarded loft.

BEDROOM ONE

14'7" x 10'10"

Front facing UPVC double glazed window. Built-in sliding mirror door wardrobes to one wall. Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

Side facing UPVC double glazed window. Fitted with a tiled shower cubicle with electric shower and a white corner wash



- Bathroom & En-suite
- Gas central heating (new boiler 2024)
- Off Road parking
- Immaculate throughout
- VIEWING ESSENTIAL

hand basin and w.c. Fully tiled walls and floor. Chrome towel radiator.

BEDROOM TWO

16'3" x 7'11"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

7'3" x 6'7"

Side facing UPVC double glazed window. Radiator. Built-in storage cupboard.

BATHROOM

9'4" x 8'0" max.

Rear facing UPVC double glazed window. Fitted with a tiled shower cubicle with mains shower and a white suite comprising of a corner bath, pedestal wash hand basin and w.c. Fully tiled walls and floor. Radiator.

OUTSIDE

There is a walled frontage with wrought iron gates leading onto a paved driveway providing off road parking with path to the side leading to the main entrance and gate leading into the rear garden.

The rear garden is wall and fence enclosed and has been

block paved and paved to provide low maintenance entertaining and seating areas with raised brick planted bed and access to the brick shed and gym/bar. There is an outside cold water tap fitted and three wired in CCTV cameras.

BRICK OUTBUILDING

Divided as follows

BRICK STORAGE SHED

14'7" x 7'6"

Front entrance door. Electric light and power.

BRICK BAR/GYM

20'9" x 17'6"

Front UPVC double glazed window and UPVC entrance door.

Electric light and power installed. Large space currently used as a bar/gym but would easily lend itself for many other uses including working from home.

VIEWING ESSENTIAL





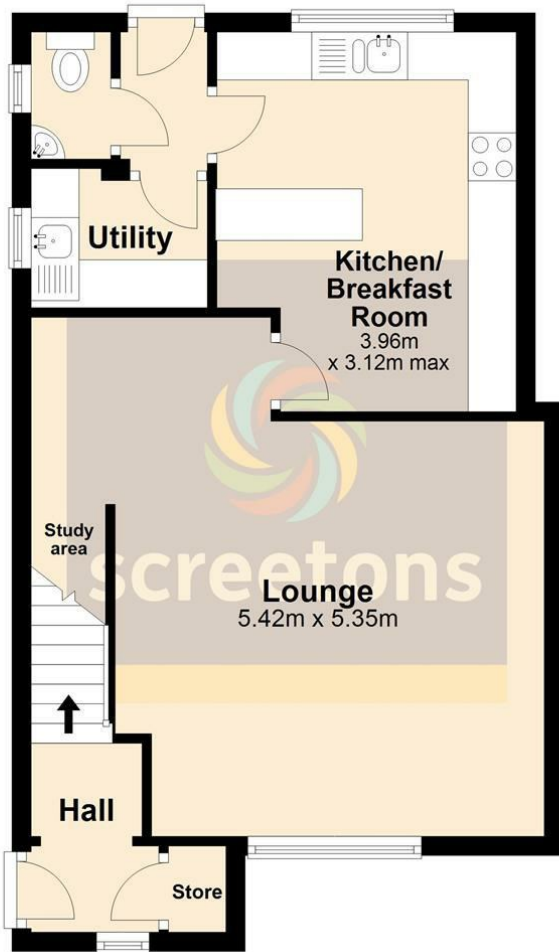


Additional Information

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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