

24 King Edward Road
Thorne DN8 4BS

Offers Over £145,000
FREEHOLD

GREAT POTENTIAL - Deceptively large FOUR bedroom, THREE storey period semi-detached house full of character and features. Priced to reflect some modernisation but would make a superb family home. Large hall with formal lounge, sitting room, dining room and kitchen. Study and box room. Front driveway and lawned rear garden. NO UPWARD CHAIN INVOLVED.



- LARGE PERIOD FOUR BEDROOM SEMI-DETACHED • Lounge, Sitting room and Dining room • Large feature hallway

ENTRANCE PORCH

ENTRANCE HALL

Front original timber stained glass and leaded entrance door with matching adjoining side windows. Feature spindle balustrade staircase leading to the first floor with understairs storage cupboard. Deep skirting boards, coved ceiling and feature arch with corbels. Doors leading into the lounge, sitting room and dining room. Radiator.

LOUNGE

13'1" x 13'0" plus bay window

Front facing UPVC double glazed walk-in bay window with feature arch and corbel details. Tiled fireplace and hearth to a coal effect gas fire. Coved ceiling, picture rails and deep skirting boards. Parquet tiled floor. Radiator.

SITTING ROOM

13'1" x 12'0"

Rear facing UPVC double glazed window. Coved ceiling, picture rails and deep skirting boards. Radiator.

DINING ROOM

11'11" x 10'6"

Large side facing UPVC double glazed window Original built-in cupboard and drawers. Wall mounted gas fire. Coved

ceiling. Radiator. Door into the kitchen.

KITCHEN

12'7" x 10'6"

Side facing UPVC double glazed window and entrance door. Fitted with a range of wall and base cupboards with laminate worksurface incorporating a stainless steel sink and drainer. Free standing electric cooker. Space and plumbing for washing machine. Quarry tiled floor. Door into the pantry.

PANTRY

6'6" x 3'11"

Side facing UPVC double glaze window. Quarry tiled floor.

LANDING

Feature spindle balustrade to the staircase with steps leading to the front and rear parts of the house. Further staircase leading to the second floor.

BEDROOM ONE

13'1" x 13'1"

Front facing UPVC double glazed window. Feature original cast iron fireplace. Deep skirting boards. Radiator.



- Kitchen & Pantry • Study plus box room • UPVC double glazed • Gas central heating • Driveway and gardens • Full of character & features • NO UPWARD CHAIN INVOLVED

BEDROOM TWO

13'0" x 11'10"

Rear facing UPVC double glazed window. Feature original cast iron fireplace. Coved ceiling and deep skirting boards.

Radiator.

BEDROOM THREE

13'0" x 10'6"

Rear facing UPVC double glazed window. Feature original cast iron fireplace. Radiator. Wall mounted gas combi central heating boiler.

BATHROOM

6'10" x 5'7"

Side facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and w.c. Tiled walls. Towel radiator.

BOXROOM

8'11" x 4'11"

Front facing UPVC double glazed window.

SECOND FLOOR LANDING

Spindle balustrade staircase. Glazed roof window. Door into the study.

STUDY

10'4" x 6'1"

Glazed window overlooking the staircase. Door into bedroom four.

BEDROOM FOUR

12'9" x 11'11"

Side facing UPVC double glazed window.

OUTSIDE

There is an open plan block paved forecourt providing off road parking with path to the side leading to the rear.

The rear garden is wall and fence enclosed with concrete patio/seating area, lawn and established and planted shrub borders. There is a timber garden shed and two brick outbuildings.

BRICK OUTBUILDINGS

Divided as follows;

OUTBUILDING

8'9" x 4'0"

FORMER W.C

4'10" x 3'6"



NO UPWARD CHAIN INVOLVED



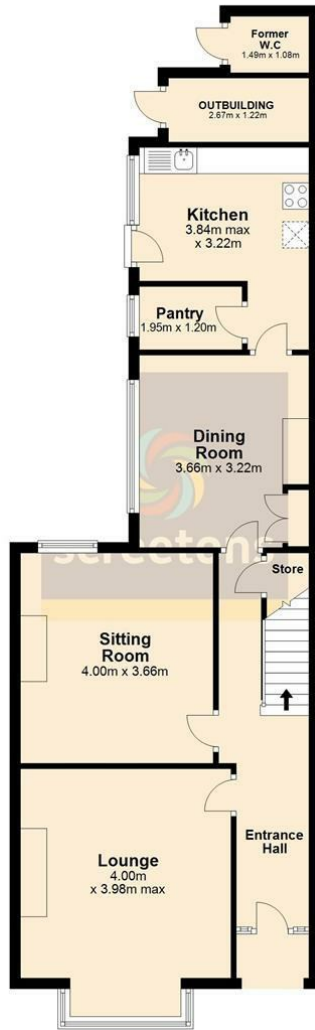


Additional Information

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

Tenure - Freehold

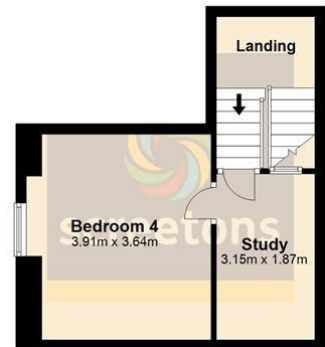
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	50	
(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

