



## 3 Upper Kenyon Street Thorne DN8 5BW

Offers Over £90,000

**FREEHOLD**

UNEXPECTEDLY BACK ON THE MARKET Spacious TWO DOUBLE bedroom terraced house. Entrance hall, lounge, dining/sitting room and kitchen. Four piece bathroom. UPVC double glazed. Gas central heating. Private garden. Ideal investment/First Time Buy. EPC C.



- TWO BEDROOM MID TERRACED HOUSE • Lounge, Dining/sitting room • Kitchen, Cellar • UPVC double glazed

## ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Door into the lounge and dining/sitting room.

Radiator.

## LOUNGE

12'8" x 10'0"

Front facing UPVC double glazed bow window. Brick fireplace.

Arched display shelves to the alcoves. Radiator. New fitted carpet.

## DINING/SITTING ROOM

12'11" x 10'0"

Rear facing UPVC double glazed window. Laminate floor.

Radiator. Open access into the kitchen and door to the cellar head.

## KITCHEN

12'10" x 6'10"

Side facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with a range of beech effect wall and base units with granite effect laminate worksurfaces incorporating a sink and drainer and splash back tiling. Free standing gas cooker and under counter fridge. Space for washing machine.

## CELLAR HEAD

Fitted shelves. Stairs leading down to the cellars with lighting and power.

## CELLAR ROOM ONE

12'8" x 5'1"

## CELLAR ROOM TWO

12'8" x 7'7"

## LANDING

Spindle balustrade to the staircase. Doors off to all rooms.

Loft access. Useful open hanging cupboard with radiator.

## BEDROOM ONE

13'3" x 12'8"

Front facing UPVC double glazed window. Two built-in wardrobes/cupboards. Radiator.

## BEDROOM TWO

12'11" x 8'2"

Rear facing UPVC double glazed window. Built-in cupboard housing the wall mounted gas combi boiler.





• Gas central heating • Private rear garden • NO UPWARD CHAIN • Ideal First Time Buy/Investment • Close to town centre and facilities • Extending to approx. 78.3 sq.m (excluding cellars)

## BATHROOM

8'11" x 7'0"

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

## OUTSIDE

There is a walled front forecourt with wrought iron gate. There is a gate at the end of terraces houses which leads onto a pathway with then leads to the rear of these houses, ideal for bin access or garden maintenance.

The rear garden comprises of a concrete patio area leading onto a feature brick paved patio area with established shrubs to the boundaries providing a private secret style garden.

There is a gate to the rear boundary which leads onto the pathway should you require bin or maintenance access.

## NO UPWARD CHAIN INVOLVED







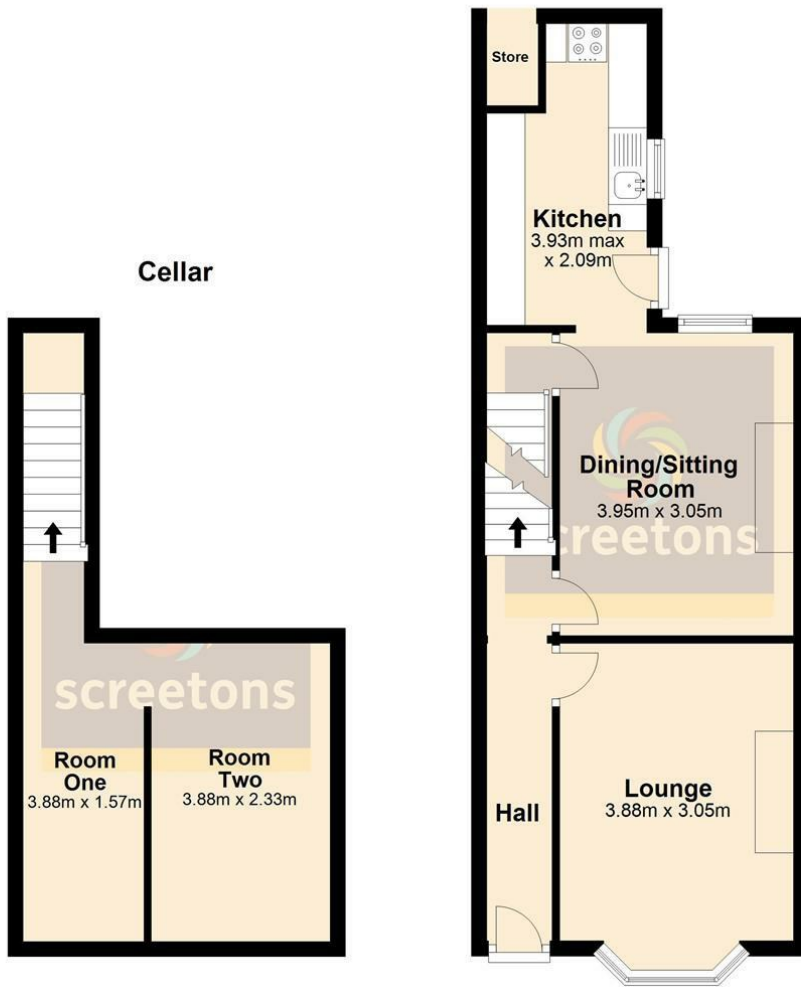


## Additional Information

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	86
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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