



19 Southwood Drive  
Thorne DN8 5QS

Offers Around £175,000

**FREEHOLD**

Fantastic opportunity to put your own stamp on. PLANNING PERMISSION PASSED to create FOURTH bedroom and new kitchen/dining room. Highly sought after area. Large frontage. Lots of possibilities. Viewing essential to appreciate. Ample space to create more parking if required with private frontage. Close to canal side walks.





- **THREE BEDROOM SEMI-DETACHED**
- Full planning permission granted to extend
- Lounge, Extended dining room, Kitchen

## INFORMATION

The property benefits from planning permission passed ref: 21/01745/FUL for a first floor side and front extension and single storey rear extension which would create a fourth bedroom and a new kitchen/dining room, front porch and would extend the existing kitchen to become a utility room with w.c. The current owner had the planning permission granted with view of extending the house, but in the meantime a larger detached property has become available that he wants to buy. The owner has had a full re-wire carried out in January 2021 which is why on the photographs you can see re-plastered areas, with some new radiators installed. Some areas of the property do require cosmetic improvement, this obviously wasn't done until the property had been fully extended. This offers a fantastic opportunity for a buyer to carry on the build and to finish to your own requirements, in a highly sought after residential area close to the canal. For those not looking to extend, again there is a fantastic opportunity to finish to your own taste and even open up the kitchen and dining area.

## ENTRANCE LOBBY

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor. Radiator. Door into the lounge.



## LOUNGE

14'0" x 13'2"

Front facing UPVC double glazed window. Timber fireplace with marble effect inset and hearth to a coal effect gas fire. Two radiators. Door into the kitchen.

## KITCHEN

8'9" x 8'4"

Rear facing UPVC double glazed window. Fitted with a range of wall and base units with laminate worksurfaces incorporating a sink and drainer with tiled splashbacks. Free standing gas cooker. Door into the extended dining room.

## DINING ROOM

15'1" x 8'2"

Rear facing double glazed sliding patio doors. Two radiators.

## LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access with ladder to boarded space with power and lighting.

## BEDROOM ONE

11'11" x 10'8"

Front facing UPVC double glazed window. Fitted wardrobes to one wall with matching drawers and bedside cabinets.



- Fully re-wired, Gas central heating • Garage & Driveway • Wide frontage, lawned rear and side garden • Highly sought after area

Radiator.

## BEDROOM TWO

10'8" x 9'11"

Rear facing UPVC double glazed window. Built-in cupboard housing the hot water tank. Radiator.

## BEDROOM THREE

7'4" x 6'5"

Front facing UPVC double glazed window. Built-in cupboard. Radiator.

## SHOWER ROOM

6'11" x 5'4"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a large tiled shower cubicle with mains fed shower, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.

## OUTSIDE

The property has a wide frontage with high laurel hedging creating a good degree of privacy with driveway providing off road parking and leading to the garage. There are two lawned areas, the one on the left is a good size which could be altered to provide further parking or fenced to make a useable private garden space. From here there is gate to the side of the garage

where the greenhouse and bin storage is located, which then continues into the rear garden through another gate. Should the property be extended, this side and front area could be incorporated as private garden space. There is both high and low level external power points to the front.

## GARAGE

21'11" x 10'11"

Front up and over access door plus UPVC entrance door. Two side facing UPVC double glazed windows with rear UPVC double glazed window and rear UPVC entrance door. Wall mounted gas central heating boiler. Space and plumbing for washing machine, dryer and fridge freezer. Electric light and power installed.

The rear garden is lawned with raised stone edged planting beds, timber panelled fencing, timber shed (re-felted in 2024), outside cold water tap and external power sockets.

An alarm and CCTV is installed which will be included.

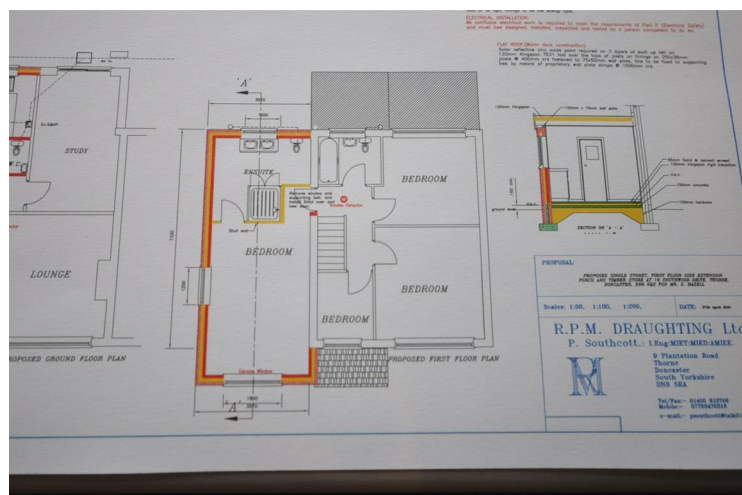
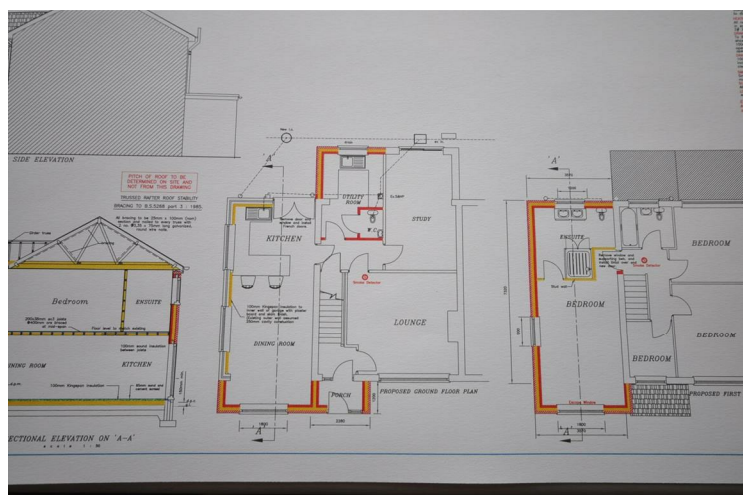




- Viewing essential to appreciate
- Perfect to put your own stamp on
- Extending to approx. 98.7 sq.m inc garage





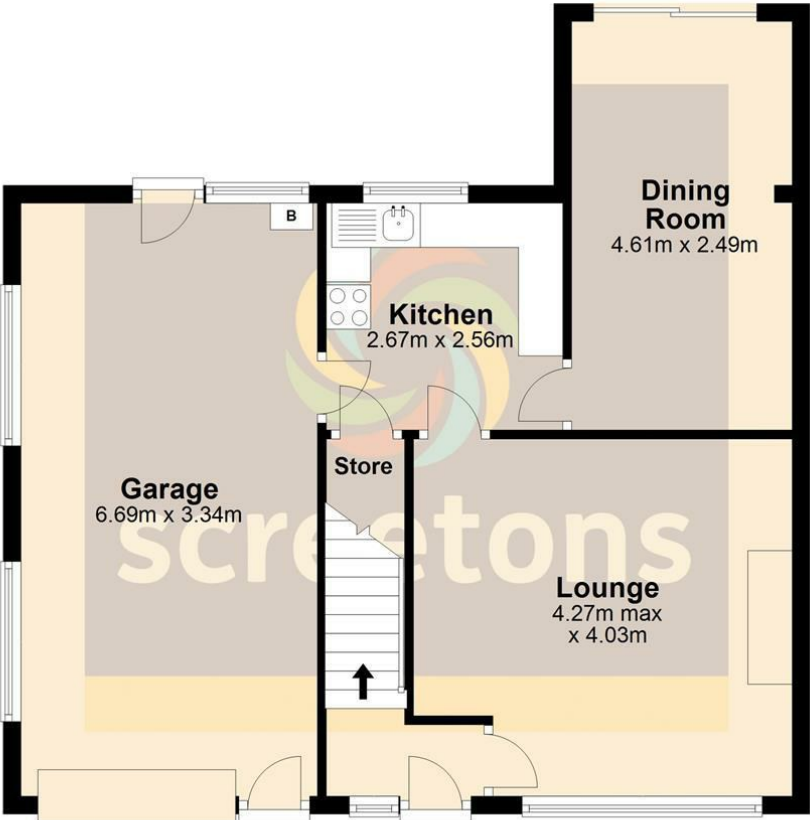


## Additional Information

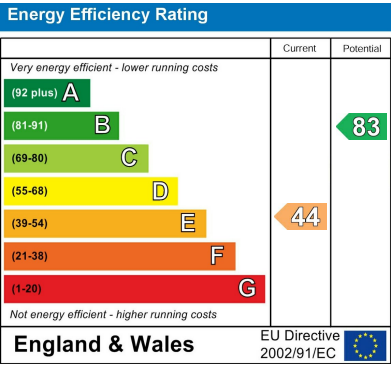
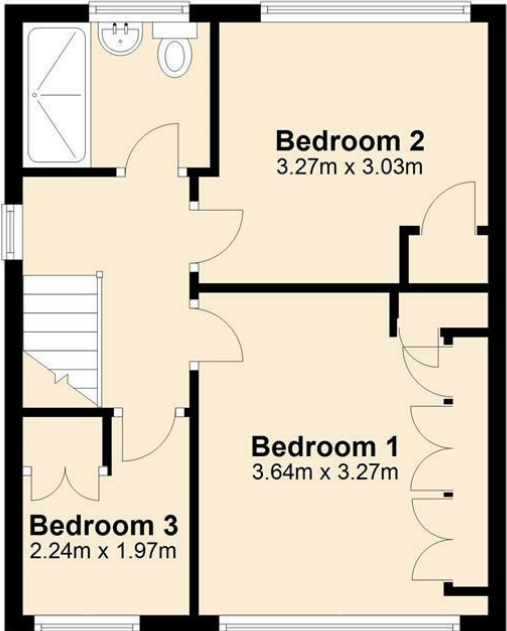
**Local Authority** - Doncaster  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

Ground Floor



First Floor



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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