



## 34 Lock Lane Thorne DN8 5ET

Offers Around £160,000

**FREEHOLD**

A quirky THREE bedroom semi-detached house full of character, arranged over three floors. Lounge, Sitting/dining room & Kitchen. Generous sized and private rear garden with summerhouse. Popular residential area close to canal & train station. Perfect First Time buy. Viewing Essential to appreciate.





- THREE BEDROOM SEMI-DETACHED HOUSE • Lounge, Sitting/dining room • Fitted kitchen • UPVC double glazed

## LOUNGE

12'11" x 12'0"

Front facing UPVC double glazed window and UPVC double glazed entrance door. Feature original exposed brick fireplace with open grate and built-in shelving to the alcoves with LED lighting. Laminate floor. Radiator. Open access into the stairwell.

## STAIRWELL

Staircase leading to the first floor. Half panelled walls with tiling above. Open access into the sitting/dining room.

## SITTING/DINING ROOM

12'11" x 11'11"

Rear facing UPVC double glazed window. Feature original exposed brick fireplace with integrated log burner. Built-in coat cupboard plus pull two pull out shoe racks under the stairs. Half panelled walls. Laminate floor. Radiator. Open access into the kitchen.

## KITCHEN

13'8" x 7'4"

Two side facing UPVC double glazed windows and side UPVC double glazed entrance door. Fitted with a range of maple effect wall and base units with granite effect worksurfaces

incorporating a stainless steel one and a half bowl sink and drainer with tiled splash backs. Space for free standing stove cooker with extractor hood above. Space and plumbing for washing machine and fridge freezer. Wall mounted gas combi central heating boiler. Laminate floor.

## LANDING

Doors off to two bedrooms.

## BEDROOM ONE

12'11" x 12'1"

Rear facing UPVC double glazed window. Useful built-in cupboard. Radiator. Door into the second landing to access the second floor.

## BEDROOM TWO

12'11" x 11'11"

Front facing UPVC double glazed window. Radiator. Door into the second landing to access the second floor.

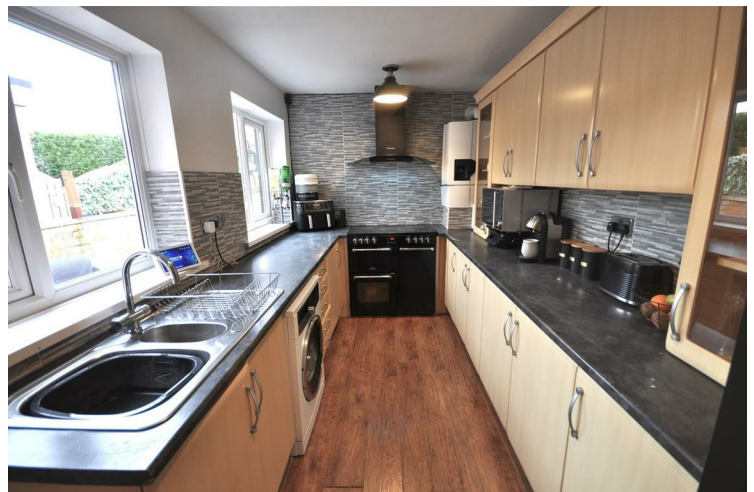
## SECOND FLOOR

Doors off to the bathroom and bedroom three. Radiator.

## BEDROOM THREE

11'10" x 8'11" narrowing to 5'8".

Side facing UPVC double glazed window.



- Gas central heating
- Quirky and full of character
- Generous sized rear garden
- Popular residential area
- Internal viewing essential
- Extending to approx. 97.2 sq.m

## BATHROOM

8'6" x 5'10"

Rear facing skylight window. Fitted with a white three piece suite comprising of a panelled bath with central taps and electric shower, vanity wash hand basin with storage below and granite display shelf also incorporating a concealed cistern w.c. PVC panelling to the walls.

## OUTSIDE

The property has the added benefit of its own private side passageway, so the current owners don't use the front door, instead they use the entrance from the garden.

The rear garden is private and generous in size and has been zoned with a pleasant seating area adjoining the kitchen which then leads onto a lawn which in turn leads up to a raised timber deck with glass balustrade with steps leading into a timber summerhouse.

## TIMBER SUMMERHOUSE

13'10" x 8'8"

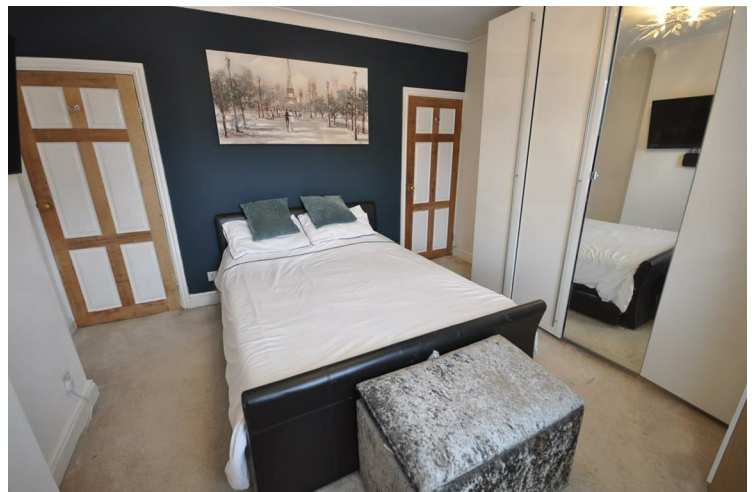
With glazed front windows and glazed sliding double doors. Electric light and power installed.

## BREEZE BLOCK SHED

9'2" x 5'8"

With electric light and power installed. An external power socket is also fitted to the rear of the shed adjoining the lawned area. There is a gate to the side of the shed which provides a perfect hidden bin storage area.

## NO UPWARD CHAIN INVOLVED









## Additional Information

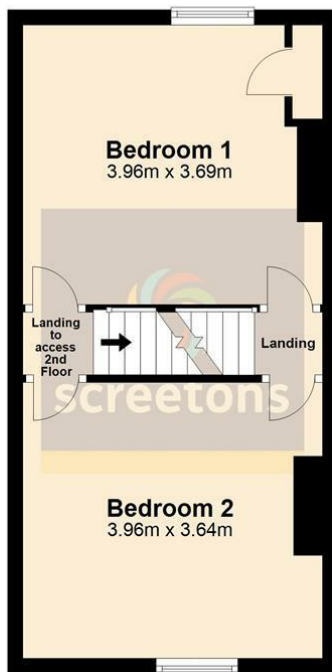
**Local Authority** - Doncaster  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor




## First Floor



## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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