



6 Norman Road
Hatfield DN7 6AF

Offers Over £180,000

FREEHOLD

SOUGHT AFTER AREA. Spacious THREE bedroom semi-detached house offered with no upward chain. Good sized lounge and kitchen/diner. UPVC double glazed. Gas central heating. Broad frontage with driveway and garage. Priced to reflect some updating but immaculately kept. Viewing Essential.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Porch, Entrance hall, Spacious lounge • Fitted kitchen/diner, Modern shower room

ENTRANCE PORCH

UPVC double glazed windows and side UPVC double glazed entrance door. Glazed door into the entrance hall and kitchen/diner.

ENTRANCE HALL

Glazed entrance door with adjoining window. Staircase leading to the first floor. Useful built-in storage cupboard. Radiator. Doors into the lounge and kitchen/diner.

LOUNGE

17'10" x 12'8"

Front and side facing UPVC double glazed windows. Feature cream granite fireplace with electric fire. Two radiators.

KITCHEN/DINER

17'10" x 12'8"

Two rear facing UPVC double glazed windows. Fitted with a range of laminate wall and base units with laminate worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Free standing gas cooker. Space and plumbing for washing machine. Space for undercounter fridge freezer. Four useful built-in storage cupboards and built-in drawers with cupboard. Radiator.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms.

BEDROOM ONE

12'9" x 12'1"

Front facing UPVC double glazed window. Built-in wardrobes to one wall. Radiator.

BEDROOM TWO

9'10" x 8'7"

Two rear facing UPVC double glazed windows. Useful built-in cupboard. Radiator.

BEDROOM THREE

9'10" x 7'4"

Side facing UPVC double glazed window. Useful built-in cupboard. Radiator.

SHOWER ROOM

10'2" x 5'4"

Side facing UPVC double glazed window. Fitted with a white comprising of a tiled corner shower cubicle with electric shower, pedestal wash hand basin and w.c. Chrome towel radiator. Built-in cupboard housing the wall mounted gas combi central heating boiler.



- UPVC double glazed
- Gas central heating
- Highly regarded residential area
- Broad frontage with driveway & Garage

OUTSIDE

There is a wide frontage with lawn and established shrubs and hedging to the front boundary creating a useable and private front garden space. There is a tarmac driveway providing off road parking and leading to the brick garage with gate to the side leading into the rear garden.

BRICK GARAGE

17'7" x 8'11"

Front up and over access door. Side UPVC entrance door leading into the rear garden. Two side facing UPVC double glazed windows. Electric light and power.

The rear garden has been concreted to provide a low maintenance private seating area with timber panelled fencing. An outside cold water tap is fitted.

NO UPWARD CHAIN INVOLVED



- Priced to reflect some updating
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 96.8 sq.ft



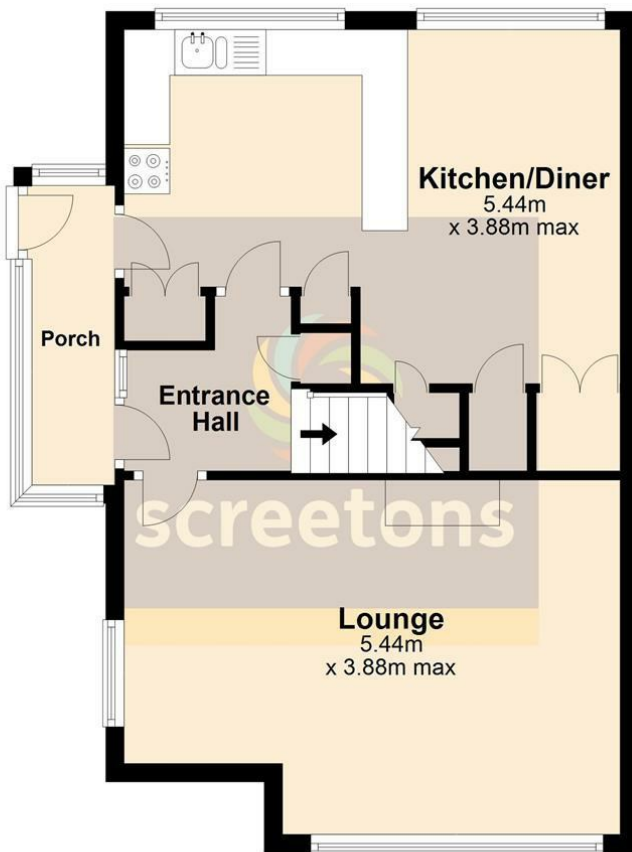


Additional Information

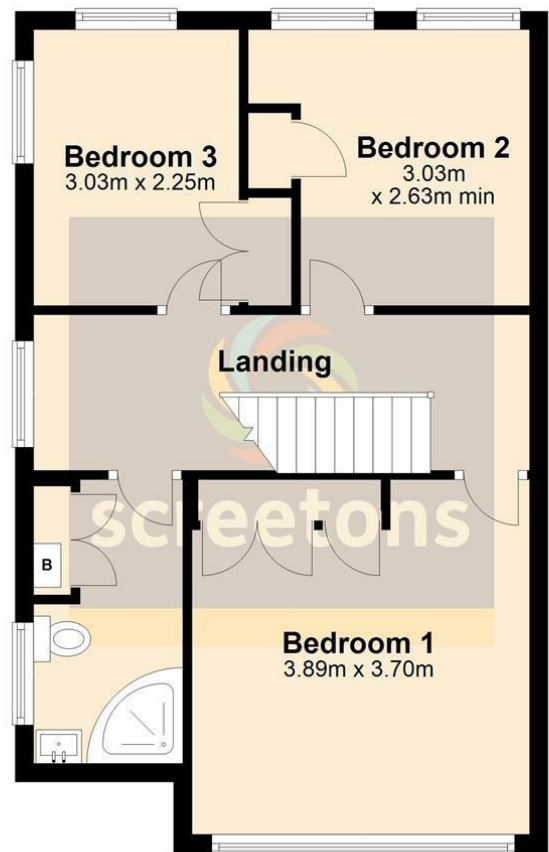
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(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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