



5 Alwyn Road
Thorne DN8 5JG

Offers Over £140,000

FREEHOLD

VIEWING ESSENTIAL - FULLY RENOVATED THREE bedroom mid terraced house. Brand new fitted kitchen & bathroom. New decoration and floorcoverings. Re-wired. Gas central heating (new boiler 2024). Owned solar panels. UPVC double glazed. Off road parking (drop kerbs due to be fitted). Perfect First Time Buy.



• **THREE BEDROOM MID TERRACED HOUSE** • Fully Renovated throughout • Brand new Kitchen & Bathroom

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor with stainless steel handrail. Door into the kitchen & lounge/dining room. Laminate floor. Radiator.

LOUNGE/DINER

20'5" x 11'10"

Front facing UPVC double glazed window and rear UPVC double glazed sliding patio doors. Laminate floor. Two radiators.

KITCHEN

14'6" x 8'8" maximum.

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door. Fitted with brand new grey wall and base cupboards with timber effect laminate worksurfaces incorporating a stainless steel sink with metro style tiled splashbacks. Integrated electric oven, hob and extractor hood above. Integrated washing machine. Space for fridge freezer. Useful Pantry cupboard. Inset ceiling spotlights. Radiator.

LANDING

Doors off to all rooms. Built-in cupboard housing the wall mounted gas combi central heating boiler (new 2024). Additional built-in storage cupboard. Loft access.

BEDROOM ONE

12'0" x 11'4"

Rear facing UPVC double glazed window. Radiator.

BEDROOM TWO

12'9" x 8'9"

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

8'9" x 8'6"

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

BATHROOM

6'3" x 5'5"

Two rear facing UPVC double glazed windows. Fitted with a brand new white three piece suite comprising of a panelled bath with mains fed shower and glass screen over, vanity wash hand basin and w.c. Marble effect tiled walls. Chrome towel radiator.

OUTSIDE

There is a slate chipped front driveway providing off road parking with drop kerbs due to be fitted by the current owner. There is a hedge to the front and side with access through a side gate leading into the rear.



- Gas central heating (new boiler 2024)
- Owned solar panels (Installed 2021)
- Fully decorated with new floorcoverings

The rear garden is a good size with timber decked seating area, newly turfed lawn, timber panelled fencing and established shrubs/trees to the rear. An outside cold water tap is fitted. Two brick built useful outbuildings.

OUTBUILDING ONE

5'6" x 2'9"

Timber entrance door.

OUTBUILDING TWO

7'7" x 5'6"

Fitted with storage shelving. Timber entrance door.

INFORMATION

The property has been fully modernised and renovated which includes a brand new kitchen and bathroom, rewire , new carpets and floor coverings, replastering, newly turfed garden and drop kerbs to the driveway which are due to be installed. There is the added benefit of owned solar panels which we have been advised generate a significant saving and were installed in 2021 and a gas central heating boiler which was installed in 2024.

As the property has a side access this means the first floor is

wider so you gain a larger third bedroom and bathroom then normal.

Primary, secondary schools and town centre all within easy walking distance.

NO UPWARD CHAIN INVOLVED



- Off road parking (drop kerbs to be installed)
- Freshly turfed good sized garden
- Perfect First Time Buy
- Extending to approx. 78.6 sq.m



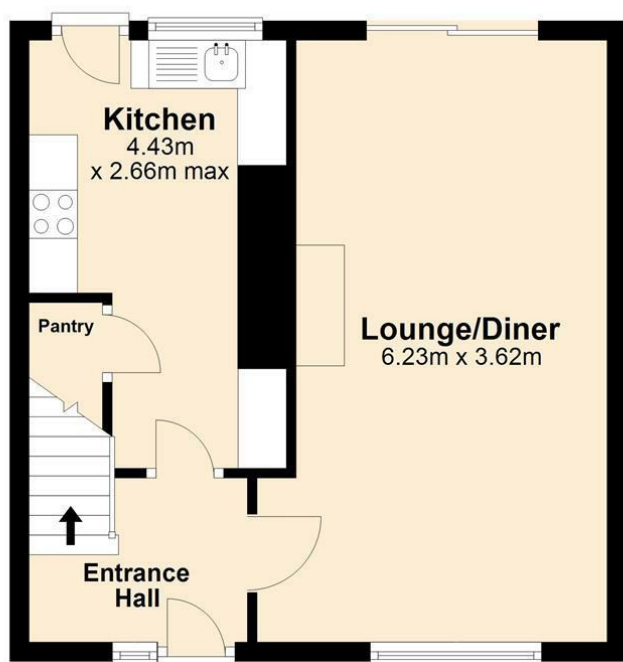


Additional Information

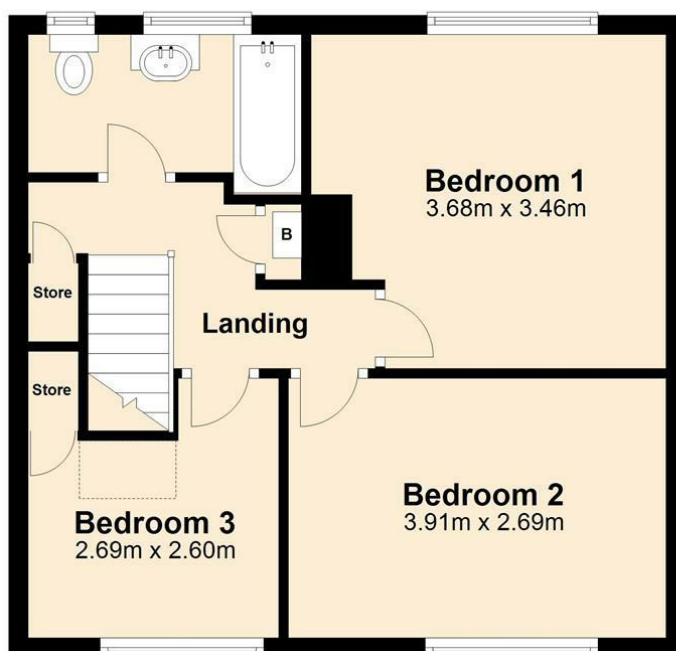
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(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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