



9 The Poplars King Edward Road
Thorne DN8 4HX

Offers Around £160,000

FREEHOLD

INTERNAL VIEWING ESSENTIAL to appreciate size. Large THREE DOUBLE bedroom semi-detached house with rear GARAGE and access. Spacious lounge and fitted kitchen/diner. Utility porch and conservatory. UPVC double glazed. Gas central heating (new boiler 2021). Ideal family sized accommodation.



- THREE BEDROOM SEMI-DETACHED HOUSE • Generous sized throughout • Large front facing lounge • Spacious fitted kitchen/diner

ENTRANCE / UTILITY PORCH

7'10" x 5'0"

Front UPVC double glazed entrance door and side and rear UPVC double glazed windows. Tiled floor. Door into the entrance hall.

ENTRANCE HALL

UPVC double glazed entrance door. Staircase leading to the first floor. Door into the lounge and kitchen/diner. Useful built-in storage cupboard. Radiator.

LOUNGE

17'4" x 11'9"

Front and side facing UPVC double glazed windows. Feature timber fireplace with marble hearth. Laminate floor. Radiator. Door into the kitchen/diner.

KITCHEN/DINER

17'4" x 11'2"

Rear facing UPVC double glazed window and rear UPVC double glazed sliding patio doors leading into the conservatory. Fitted with a range of light blue wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Free standing electric cooker. Space and plumbing for washing

machine and space for fridge freezer. Tiled floor to the kitchen area and vinyl to the dining area. Radiator.

CONSERVATORY

8'10" x 8'6"

Rear and side facing UPVC double glazed windows and UPVC double glazed french doors. Tiled floor. Wall mounted electric heater.

LANDING

17'4" x 5'10"

Side facing UPVC double glazed window. Loft access. Radiator.

BEDROOM ONE

11'10" x 9'10"

Front facing UPVC double glazed window with additional secondary glazing creating a triple glazed window. Built-in wardrobes with sliding mirror doors. Radiator.

BEDROOM TWO

11'6" x 8'5"

Currently used as a dressing room showing on the photographs. Rear facing UPVC double glazed window. Radiator.



- Entrance/utility porch, Conservatory • UPVC double glazed • Gas central heating (new boiler 2021) • Rear car access and garage • Private enclosed gardens • Extending to approx. 97.6 sq.m

BEDROOM THREE

11'10" x 7'2"

Front facing UPVC double glazed window with additional secondary glazing creating a triple glazed window. Built-in cupboard also housing the wall mounted gas combi central heating boiler (new 2021). Radiator.

BATHROOM

8'5" x 5'7"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath electric shower and glass screen over, pedestal wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

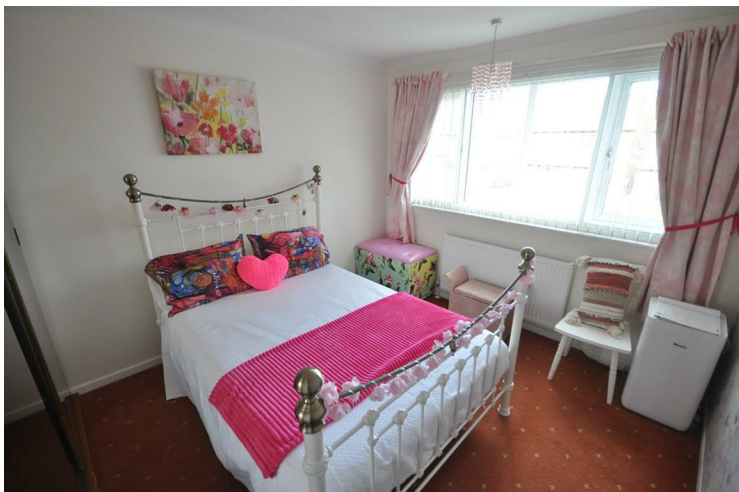
The front garden is private with established hedge and wrought iron gated access with lawn and shrubs borders.

The rear garden is private with lawn, paved patio seating areas and established shrubs/hedge borders and two timber garden sheds. There is a door leading into the garage and a wrought iron gate leading onto the rear service road.

GARAGE

16'2" x 8'6"

Up and over metal access door and side door leading into the garden.





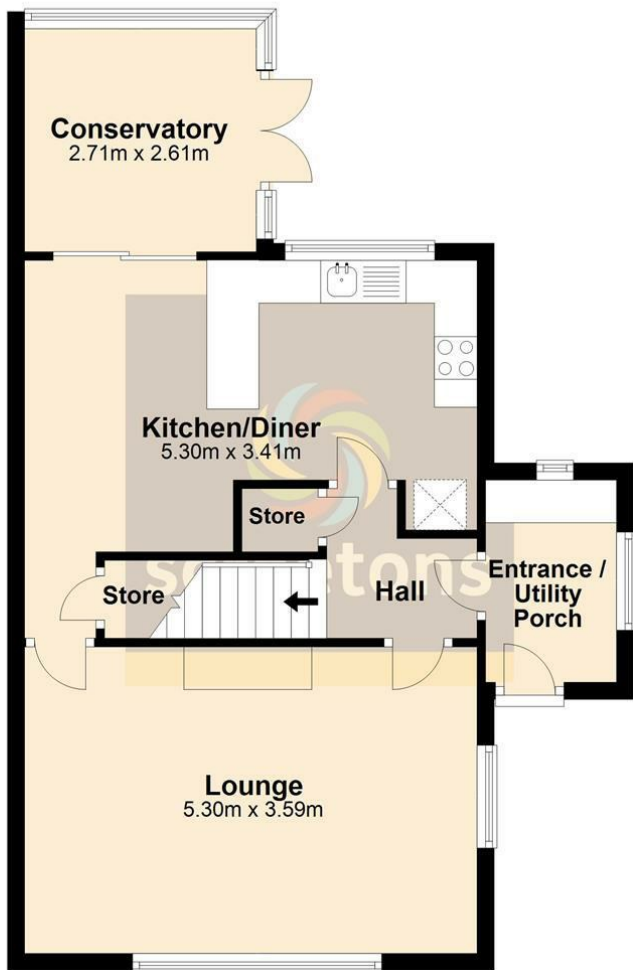


Additional Information

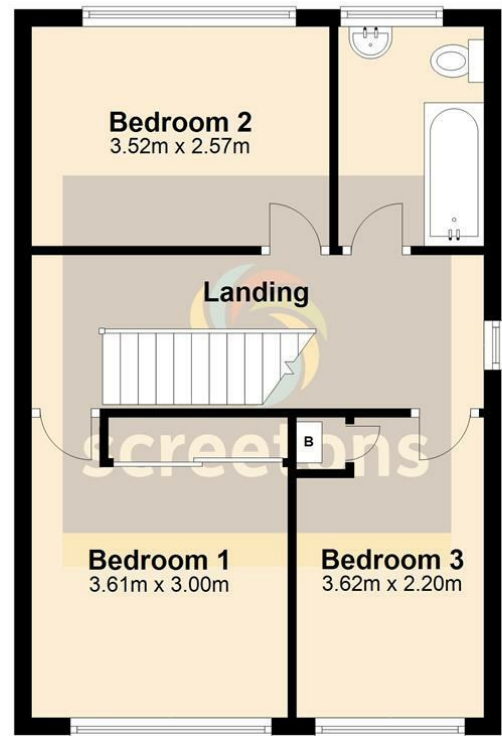
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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