



56 St. Michaels Close Thorne DN8 5QQ

Offers Over £155,000

FREEHOLD

Ideal First Time Buy. THREE bedroom semi-detached house on a corner plot. Entrance hall, Lounge, Fitted kitchen/diner, Porch and Conservatory. Front driveway and garage. Lawned rear garden. UPVC double glazed. Gas central heating. NO UPWARD CHAIN INVOLVED.



- THREE BEDROOM SEMI-DETACHED HOUSE • Lounge, Spacious kitchen/diner • Large Porch, Conservatory

ENTRANCE HALL

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

LOUNGE

14'4" x 13'1"

Front facing UPVC double glazed window. Feature timber fireplace with marble hearth and inset to a coal effect gas fire. Laminate floor. Radiator. Glazed double doors leading into the kitchen/diner.

KITCHEN/DINER

17'5" x 8'7"

Side facing UPVC double glazed window and side UPVC double glazed entrance door leading into the porch. Fitted with a range of maple wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Integrated electric oven and four ring gas hob with extractor hood above. Space and plumbing for washing machine. Tiled floor. Wall mounted gas combi central heating boiler.

CONSERVATORY

9'3" x 7'7"

Brick based with rear and side facing UPVC double glazed windows and side UPVC double glazed entrance door. Radiator.

SIDE PORCH

18'2" x 7'10"

Front and rear UPVC double glazed windows and rear facing UPVC double glazed window. Tiled floor. Door into the kitchen/diner and door into the garage.

LANDING

Side facing UPVC double glazed window. Loft access point.

BEDROOM ONE

11'4" x 10'11"

Front facing UPVC double glazed window. Radiator. Fitted with a range of wardrobes, drawers and matching dressing table.

BEDROOM TWO

10'11" x 10'4"

Rear facing UPVC double glazed window. Radiator.



- UPVC double glazed
- Gas central heating
- Popular small residential estate
- Established corner plot gardens

BEDROOM THREE

6'8" x 6'5"

Front facing UPVC double glazed window. Radiator.

BATHROOM

6'11" x 5'5"

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

OUTSIDE

The property stands on a prominent corner plot with a lawned front garden and established shrub borders and hedging set behind a brick and decorative block boundary wall. Wrought iron gates leading onto a block paved driveway, proving off road parking and leading to the garage.

GARAGE

18'2" x 10'5"

Front up and over access door. Electric light and power.

Internal door leading back into the porch.

The rear garden is private with lawn, block paved patio, established hedge and timber panelled fencing.

NO UPWARD CHAIN INVOLVED



- Driveway and garage • NO UPWARD CHAIN INVOLVED • Extending to approx. 92.9 sq.m (exc. garage)



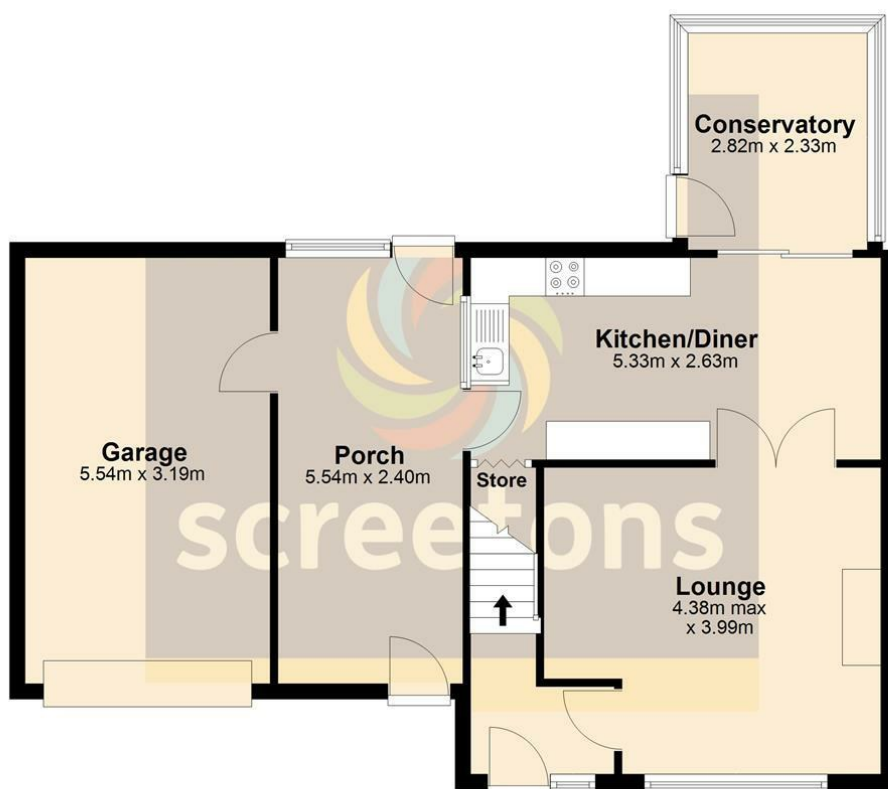


Additional Information

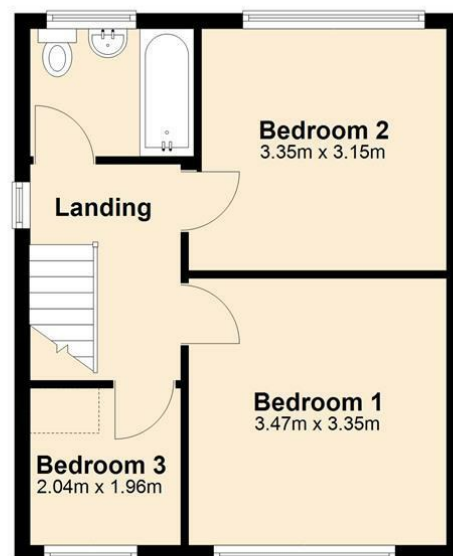
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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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