



1b Durham Avenue
Thorne DN8 4AN

Offers Over £175,000

FREEHOLD

Viewing essential to appreciate size and flexibility. THREE bedroom semi-detached house. Lounge, Dining room and spacious Living/kitchen/diner. Private rear gardens, driveway and GARAGE/WORKSHOP. Popular residential area close to all facilities. NO UPWARD CHAIN INVOLVED.



- THREE BEDROOM SEMI-DETACHED HOUSE • Lounge and Dining room • Spacious living/kitchen/diner • UPVC double glazed

FLEXIBILITY

If you're needing an additional fourth bedroom or large work from home space then the dining room here could be ideal, perfectly placed and accessed from the hall ,separate from the main lounge and living/kitchen/diner.

SIDE ENTRANCE HALL

Side timber glazed entrance door. Spindle balustrade staircase to the first floor. Rear facing UPVC double glazed window. Tiled floor. Radiator. Door into the dining room and living/kitchen/diner.

DINING ROOM/ FLEXIBLE USE ROOM

12'4" x 11'7"

Front facing UPVC double glazed window. Tiled fireplace with open fire. Radiator.

LOUNGE

13'8" x 12'4"

Front facing UPVC double glazed window. Feature timber fireplace with marble hearth and inset to a coal effect gas fire. Radiator.

LIVING/KITCHEN/DINER

18'2" x 15'5" max.

Rear facing UPVC double glazed window and UPVC double

glazed french doors leading into the garden. Fitted with oak wall and base units with granite worksurfaces incorporating a ceramic belfast sink with splashback tiling. Matching central breakfast island which is moveable and has an electric power supply. Integrated electric oven, grill and five ring gas hob with stainless steel splashback and extractor hood above. Built-in fridge and dishwasher. Plumbing for washing machine. Tiled floor. Inset ceiling spotlights. Radiator. Door into a useful understairs storage cupboard. Door into the lobby leading into the w.c.

W.C

5'5" x 3'2"

Side facing UPVC double glazed window. Fitted with a white wash hand basin and w.c. Tiled floor. Radiator.

LANDING

Rear facing UPVC double glazed window. Spindle balustrade to the staircase. Radiator. Doors off to all rooms. Useful built-in storage cupboard also housing the wall mounted gas combi central heating boiler.

BEDROOM ONE

13'8" x 9'9"

Front facing UPVC double glazed window. Radiator. Loft



- Gas central heating • Gardens, Driveway & Garage • Popular residential area • Flexible living accommodation • NO UPWARD CHAIN INVOLVED • Extending to approx. 108.7 sq.m

access point with pull down ladders which is part boarded with power and lighting.

BEDROOM TWO

11'8" x 11'0"

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

BEDROOM THREE

8'5" x 7'4"

Rear facing UPVC double glazed window. Built-in cabin bed with storage below. Radiator.

BATHROOM

8'8" x 5'11"

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 front garden is lawned with timber panelled fencing, established shrub borders and a concrete driveway providing off road parking and leading to the side and to the garage/workshop. The wrought iron gates are not included in the sale.

DETACHED BRICK GARAGE/WORKSHOP

24'2" x 9'1" overall.

Front double access doors. Electric light and power with alarm.

The rear garden is private with paved patio seating area and steps leading onto the lawn with established planted borders, raised fishpond, greenhouse and timber panelled fencing.

INFORMATION

There is a burglar alarm installed which covers both the house and garage.

All the internal doors are original which have been removed, dipped and re-varnished adding character to the property.

NO UPWARD CHAIN INVOLVED







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	75
(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

Thorne Sales
94 King Street
Thorne
Doncaster
South Yorkshire
DN8 5BA

01405 816893
thorne@screetons.co.uk
www.screetons.co.uk

