



26 Tennyson Avenue
Thorne DN8 5BX

Offers Over £115,000

FREEHOLD

Perfect First Time Buy. THREE bedroom semi-detached house. First time on the market from being built. Lounge, Fitted kitchen/diner and Utility area. UPVC double glazed. Gas central heating. New carpets and other floor coverings. Front and rear gardens. Close to schools, shops and facilities. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Bay windowed lounge • Fitted kitchen/diner, Utility area • New fitted carpets & other flooring covers throughout

ENTRANCE LOBBY

Front UPVC double glazed entrance door. Staircase leading to the first floor. Doors into the kitchen/diner and lounge.

LOUNGE

12'7" x 11'10" max.

Measurements include the bay window. Front facing UPVC double glazed walk-in bay window and side facing UPVC double glazed window. Timber fireplace with granite effect hearth and inset to an electric fire. Radiator.

KITCHEN/DINER

13'5" x 9'4"

Front and rear facing UPVC double glazed windows and rear UPVC double glazed door. Fitted with a range of maple effect wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Integrated electric oven, four ring gas hob and extractor hood above. Washing machine, dishwasher and fridge included. Part vinyl and part laminate floor. Radiator. Useful understairs storage cupboard. Open access into the utility area.

UTILITY AREA

5'8" x 2'5"

Rear facing UPVC double glazed window. Space for a dryer.

LANDING

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

BEDROOM ONE

11'10" x 8'7" max.

Measurements include the bay window but not the door recess. Front facing UPVC double glazed walk in bay window. Feature cast iron fireplace. Radiator.

BEDROOM TWO

12'7" x 8'0" max.

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

BEDROOM THREE

8'11" x 5'10"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

6'7" x 5'1"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Part tiled walls. Chrome towel radiator.



- UPVC double glazed
- Gas central heating
- Three piece bathroom
- Private rear garden
- Small cul-de-sac close to Town centre
- Extending to approx. 65.4 sq.m

OUTSIDE

There is a picket fence enclosed front garden with established yew tree and path to the side leading into the rear garden.

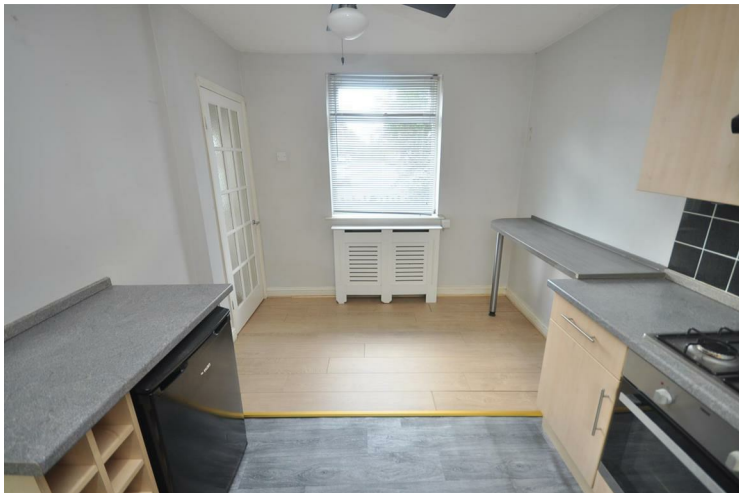
INTEGRAL GARDEN STORE

5'10" x 2'7"

Accessed from the outside. Housing the wall mounted gas combi central heating boiler.

The rear garden is private with timber fencing and decked area, artificial lawn, established shrubs and trees and a large timber storage shed/den.

The neighbouring properties have installed driveways to the rear, leading off Elmhirst Road, with plenty of space within this garden to do the same, subject to any relevant permission/enquiries with Doncaster Council and installation of drop kerbs.





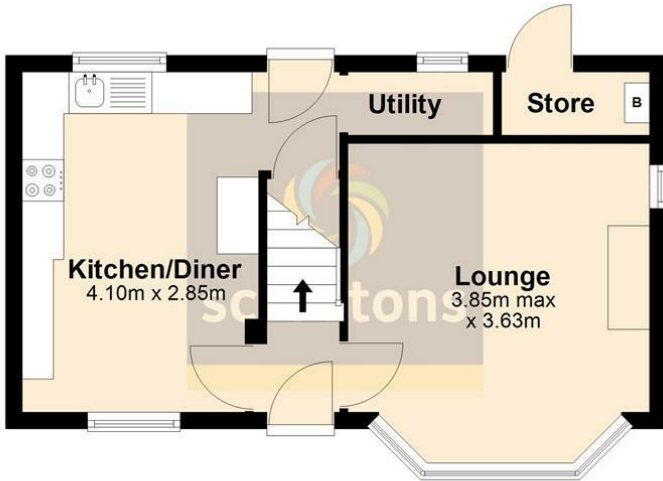


Additional Information

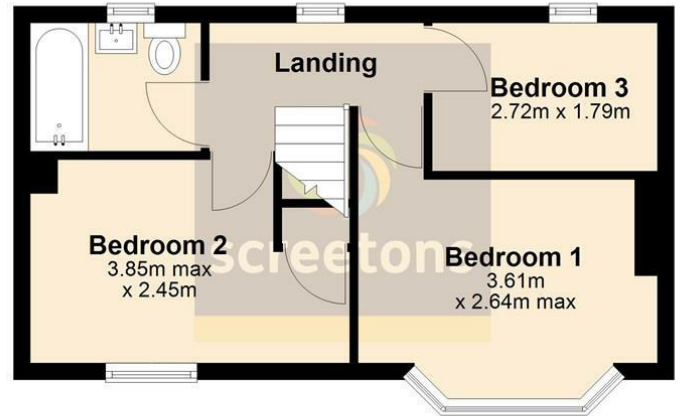
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(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

