



39 Ellison Street
Thorne DN8 5LE

Offers Around £220,000

FREEHOLD

Viewing Essential. Traditional EXTENDED THREE bedroom semi-detached overlooking memorial park. Open plan living/kitchen/diner. Lounge. Newly fitted shower room & Modern fitted kitchen. New UPVC double glazed windows and doors. Rear workshop/gym. Parking for four cars/Caravan space. Gardens. Close to shops/facilities & schools.



- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE • Hall, Lounge, Modern fitted living/kitchen/diner • Newly installed shower room

INFORMATION

The property benefits from newly installed UPVC double glazed windows doors, newly completed luxury Porcelanosa shower room, electric car charging point and a gas combi central heating boiler and log burner both fitted in 2022.

OPEN PLAN ENTRANCE HALL

Front composite double glazed entrance door and feature circular window. Spindle balustrade staircase leading to the first floor with bespoke under stairs fitted storage cupboards, also housing the wall mounted gas combi central heating boiler (new 2022). Karndean flooring. Glazed door leading into the lounge and open access into the living/kitchen/diner. Radiator.

LOUNGE

11'10" x 10'10"

Measurements do not include the bay window. Front facing UPVC double glazed walk-in bay window with views towards the memorial park . Stone effect fireplace and hearth to a coal effect gas fire. Radiator.

LIVING/KITCHEN/DINER

19'1" x 18'7" max.

Rear facing UPVC double glazed French doors, rear composite

double glazed entrance door and rear UPVC double glazed window. Fitted with a modern range of high gloss handleless wall and base units with white granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with metro style tiled splashbacks. Integrated five ring gas hob with extractor hood above and two electric ovens. Space for washing machine and built-in dishwasher. Space for american style fridge freezer. Two radiators. Inset ceiling spotlights and pendant light. Feature brick fireplace opening with stone flagged hearth and oak mantel to a log burner. Kardean flooring.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access point. Radiator.

BEDROOM ONE

12'11" x 10'11"

Rear facing UPVC double glazed window. Built-in sliding door wardrobes to one wall. Radiator.

BEDROOM TWO

10'11" x 10'10"

Front facing UPVC double glazed window. Built-in mirror sliding door wardrobes to one wall. Radiator.



- UPVC double glazed windows & doors (new 2025)
- Gas central heating (new boiler 2022)
- Parking for four cars/caravan space

BEDROOM THREE

7'7" x 7'4"

Front facing UPVC double glazed window. Radiator.

SHOWER ROOM

7'3" x 6'10"

Rear facing UPVC double glazed window. Fitted with a newly completed and fitted Porcelanosa suite comprising of a large tiled shower cubicle with mains fed rainfall head and additional handheld attachment, floating vanity wash hand basin and concealed cistern w.c. Feature LED lit display shelving with feature low level LED lighting. Tiled walls and floor with underfloor heating. Inset ceiling spotlights. Contemporary towel radiator.

OUTSIDE

There is a walled front garden with wrought iron railings and double gates leading onto a block paved driveway providing ample off road parking. A gate to the right side leads to a useful bin storage area which continues into the rear garden. There is an electric car charger fitted.

A service road to the left of the properties, shared with the neighbours, provides further car access to the rear where there is a further private driveway/caravan space within this

properties garden.

The rear garden is split into two areas, the first, immediately behind the house is walled with railings and gate with two sandstone paved patio/entertaining areas. The second garden is beyond the service road and is lawned with concrete driveway which then leads to the workshop/gym.

WORKSHOP/GYM

19'11" x 11'1"

Converted from a garage with a front UPVC double glazed window and UPVC double glazed entrance door. Electric light and power installed. Useful loft storage area. Door into an adjoining workshop.

ADJOINING WORKSHOP

7'10" x 7'10"

With electric light and power.



- Two garden areas, Workshop/Gym • Overlooking memorial park • Immaculately presented throughout • Extending to approx. 90.7 sq.m





Additional Information

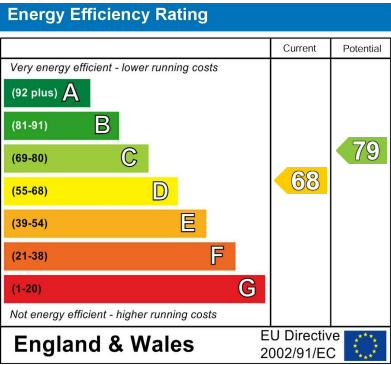
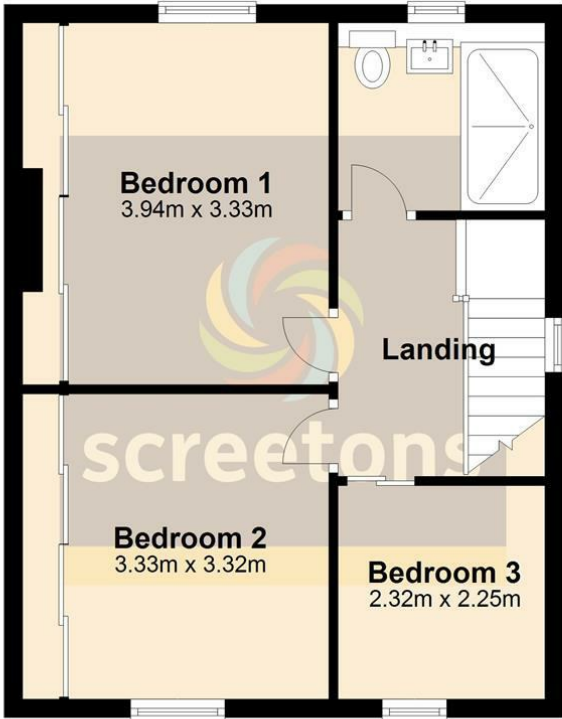
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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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