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Thorne Road, Wheatley, Doncaster, DN2 5BJ  
Price £200,000

**MUST BE VIEWED.....** An opportunity to purchase a really nicely proportioned traditional style semi detached house set on one of Doncaster's main arterial roads with access to wealth of local amenities.

The property has gas central heating, single glazing throughout and comprises; Entrance hallway with steps down to the cellar, lounge, separate dining room, large kitchen, integral garage which offers the opportunity for conversion, ground floor bathroom/lobby with w/c and wash hand basin room off, first floor landing, three large double bedrooms, a good sized fourth bedroom and a further box room/ office. Three out of the four bedrooms upstairs have en-suite facilities with a further main bathroom and separate w/c. Outside the property is equally well served with gardens to the front, side and rear, off street parking and a detached garage. The property has great access to DRI, Doncaster city centre, a range of amenities and all of the suburban areas beyond.

**ACCOMMODATION**

A timber and glazed entrance door gives access into the property's entrance hallway.

**ENTRANCE HALLWAY**

With stairs rising to the first floor, a double panel radiator, a large built in storage cupboard, a door leading to the understairs with steps down to the cellar and doors leading off to the ground floor accommodation.

**LOUNGE**

**15'7" into bay x 14'0" max (4.75m into bay x 4.27m max )**  
Having a single glazed bay window to the front, two double panel radiators and concrete fire surround with open fire inset.

**DINING ROOM**

**15'8" into bay x 14'0" (4.78m into bay x 4.27m)**  
A lovely large bright room with a single glazed bay window and French style doors giving access to the garden at the rear, a double panel radiator, coving to the ceiling and a decorative fire surround.

**KITCHEN**

**18'2" x 9'7" (5.54m x 2.92m)**  
A well proportioned kitchen with a range of wall mounted cupboards and base units with a one and a half bowl stainless steel sink, integrated electric oven and hob, appliance recesses, ceramic tiled floor, single glazed windows to the side and rear elevations, extractor fan and spotlighting.

**GROUND FLOOR BATHROOM/ REAR LOBBY**

There is a panelled bath, single glazed windows to the side elevations, a door giving access into the rear garden, a ceramic tiled floor and a door leading to;

**SEPARATE W/C**

Has a white low flush w/c with single panel radiator, single glazed window to the rear and houses the gas central heating boiler.

**WASH HAND BASIN ROOM**

Fitted with a pedestal wash hand basin, a central heating radiator, wall mounted heated towel rail, ceramic tiled flooring and a single glazed window to the side.

**GARAGE**

**16'6" x 10'0" (5.03m x 3.05m)**  
Although this room has no up and over door to the front, it was formally the garage as evidenced by the external photo. It has single glazed windows to the side and a central heating radiator.

**FIRST FLOOR LANDING**

As mentioned, stairs rise from the entrance hall to the first floor landing.

There is an access point into the loft space, picture rail to the walls and doors leading off to the remaining accommodation.

**BEDROOM 1**

**16'1" into bay x 14'0" max (4.90m into bay x 4.27m max )**  
Having a single glazed bay window to the front, two central heating radiators, coving to the ceiling, picture rail to the walls and a pedestal wash hand basin with tiled splashbacks.

**EN SUITE SHOWER**

Fitted with a low flush w/c and shower cubicle with mains plumbed shower. There is tiling to the shower cubicle and floor and an extractor fan.

**BEDROOM 2**

**15'6" into bay x 14'0" max (4.72m into bay x 4.27m max )**  
A really good sized double room, with a single glazed bay window to the rear, two central heating radiators, coving to the ceiling, picture rail to the walls and a pedestal wash hand basin with tiled splashback.

**EN SUITE SHOWER**

Having a shower cubicle with a mains plumbed shower and a low flush w/c. There is a ceramic tiled floor, tiling to the shower cubicle area and an extractor fan.

**BEDROOM 3**

**15'10" max x 9'11" (4.83m max x 3.02m)**  
Another good sized double room, with a single glazed window to the front, a central heating radiator and picture rail to the walls.

**EN SUITE SHOWER ROOM**

Fitted with a low flush w/c, pedestal wash hand basin and a shower cubicle with mains plumber shower. There is a heated towel rail, tiling to the splashbacks, an extractor fan and shaving socket.

**BEDROOM 4**

**9'6" x 7'11" (2.90m x 2.41m)**  
With a single glazed window to the front, a central heating radiator and picture rail to the walls.

**BOX ROOM/ OFFICE**

**7'8" max x 6'5" (2.34m max x 1.96m)**  
Having a single glazed window to the rear, a central heating radiator and a built in cupboard.

**SHOWER ROOM**

Fitted with a pedestal wash hand basin and a shower cubicle with a wall mounted electric shower. There is full ceramic tiling to the walls, spotlights to the ceiling and a single glazed window to the rear.

**SEPARATE W/C**

Fitted with a white low flush w/c with a central heating radiator, tiled walls and a single glazed window to the side elevation.

**OUTSIDE**

The property stands on a nice sized corner plot in this prominent position on Thorne Road. It has gardens to the front, side and rear with a driveway leading to a detached brick built garage. There is a stone built wall to the boundary.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - The property is fitted with single glazing throughout. Age of units various.

HEATING - Gas radiator central heating. Age of boiler unknown.

COUNCIL TAX - Band E.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan

is designed as a visual reference and is NOT a scale drawing.

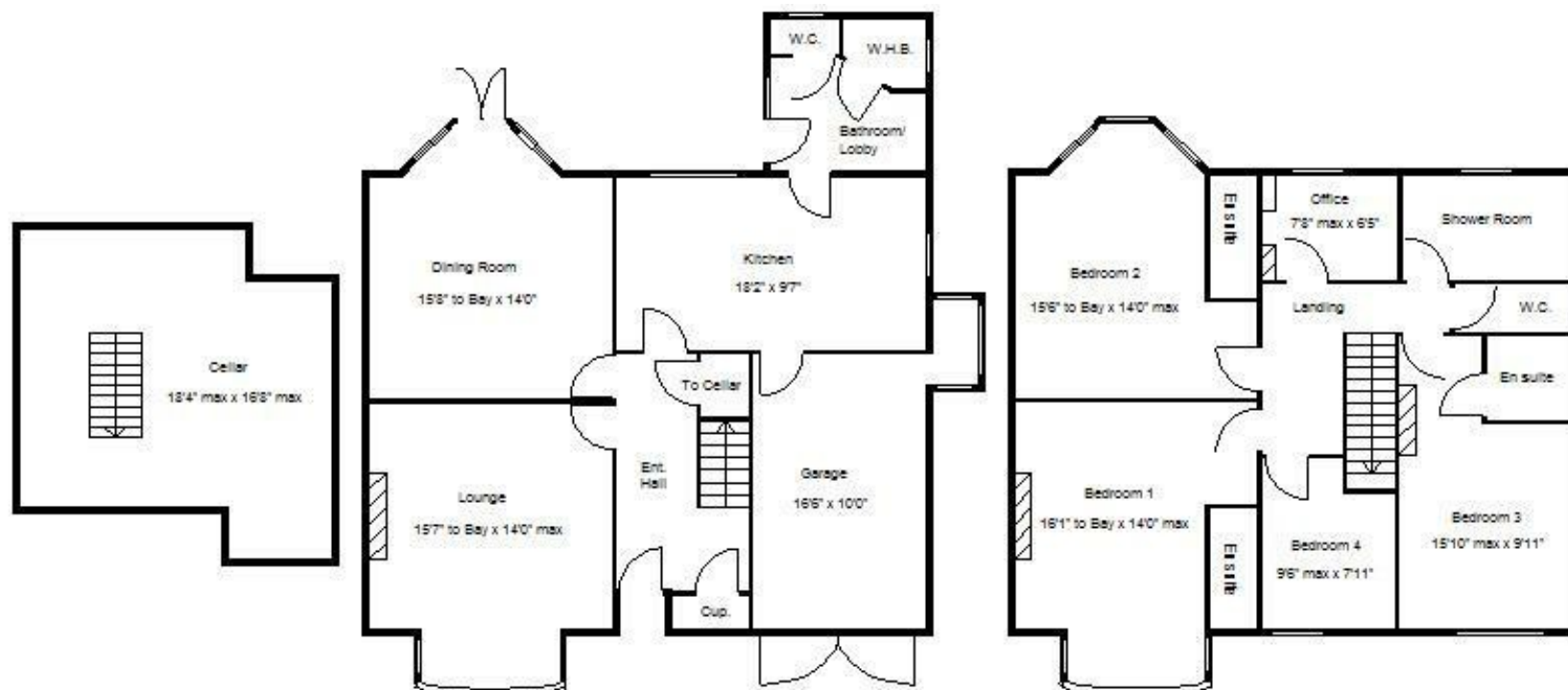
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC