

Miller Lane, Thorne Doncaster DN8 5ND



welcome to

Miller Lane, Thorne Doncaster

Offered with NO UPWARD CHAIN! A well looked after three bedroom semi-detached property benefitting from lounge, dining room, low maintenance front and rear garden & much more! This home is an excellent opportunity for buyers looking to add their own stamp!













Entrance

Entering into the property there is a front facing double glazed uPVC door, carpet floor covering, stairs rising to first floor & door access to ground floor living spaces.

Lounge

15' 4" \overline{x} 10' 11" (4.67m x 3.33m) The lounge benefits from a rear facing double glazed window, fireplace with fitted electric fire, carpet floor covering & a centrally heated radiator.

Dining Room

16' 10" x 6' 1" ($5.13m \times 1.85m$) The dining room benefits from a front facing double glazed window & carpet floor covering.

Kitchen

10' 11" x 4' 4" (3.33m x 1.32m)

The kitchen benefits from fitted wall & base units with worktops & tiled splash back fitted sink & drainer, oven & grill & electric hob, a rear facing double glazed window & linoleum floor covering, a side facing double glazed uPVC door & a centrally heated radiator.

Landing

With stairs rising from the ground floor the landing provides access to all first floor living spaces benefiting from a front facing double glazed window & carpet floor covering.

Bedroom One

11' 2" x 8' 8" (3.40m x 2.64m) Bedroom one comprises of a rear facing double glazed window, fitted wardrobes, carpet floor covering & a centrally heated radiator.

Bedroom Two

9' 2" x 8' 4" (2.79m x 2.54m) Bedroom two comprises of a rear facing double glazed window, fitted wardrobes, carpet floor covering & a centrally heated radiator.

Bedroom Three

10' 6" x 6' 6" ($3.20m \times 1.98m$) The third bedroom comprises of a front facing double glazed window, carpet flooring & a centrally heated radiator.

Bathroom

The bathroom comprises of a three piece suite with w/c, wash hand basin & shower cubicle with fitting overhead, full tiling to walls & flooring, a centrally heated radiator & a side facing double glazed window.

Outside & Exterior

To the front of the property there is a gravel area & path leading to the front door. To the rear of the property there is a low maintenance garden.





welcome to

Miller Lane, Thorne Doncaster

- NO UPWARD CHAIN!
- Opportunity To Add Your Own Stamp
- Spacious Family Living
- Enclosed Private Rear Garden
- Viewing Recommended!

Tenure: Freehold EPC Rating: C

£125,000





Property Ref: THN104819 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Brooke Primary Co Academy The Mar data ©2024 Please note the marker reflects the postcode not the actual property



william h brown

01405 812334



thorne@williamhbrown.co.uk

8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA



williamhbrown.co.uk