

Birchwood Close, Thorne Doncaster DN8 4HR



welcome to

Birchwood Close, Thorne Doncaster

William H Brown Thorne are proud to present to the market this three bedroom semi-detached home, perfect for first time buyers & families alike! Boasting off-street parking, garage, good size rear garden & spacious ground floor living. Viewing Essential!













Entrance Hall

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

Lounge

13' 6" x 13' 8" (4.11m x 4.17m) The lounge benefits from a front facing double glazed bay window & a centrally heated radiator.

Kitchen

17' 8" x 8' 8" (5.38m x 2.64m) The kitchen benefits from fitted wall & base units, part tiling to walls, freestanding oven, sink & drainer, a rear facing double glazed window & a centrally heated radiator.

Landing

With stairs rising from the ground floor entrance hall, the landing provides access to all first floor living spaces, there is also loft access & a side facing double glazed window.

Bedroom One

11' 5" x 11' 11" (3.48m x 3.63m) Bedroom one comprises of a front facing double glazed window & a centrally heated radiator.

Bedroom Two

11' 5" x 10' 1" ($3.48m\ x\ 3.07m$) Bedroom two comprises of a rear facing double glazed window & a centrally heated radiator.

Bedroom Three

 $6' \times 6' 9" (1.83m \times 2.06m)$ Bedroom three comprises of a front facing double glazed window & a centrally heated radiator.

Bathroom The bathroom room comprises of a W/C, wash hand basin & bath.

Outside & Exterior

To the front of the property there is a concrete driveway with low brick wall, the driveway leads to



the rear of the property where the garage is situated & the rear garden is also enclosed to all sides for additional privacy.





welcome to

Birchwood Close, Thorne Doncaster

- Off-Street Parking & Garage
- Council Tax Band A
- Close To Local Amenities
- Spacious Family Home
- Ideal For First Time Buyers & Investors Alike

Tenure: Freehold EPC Rating: C

£120,000

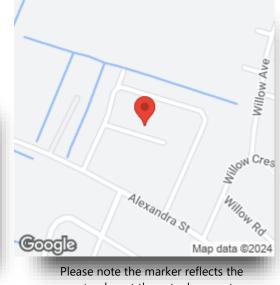


check out more properties at williamhbrown.co.uk



Property Ref: THN104841 - 0005 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.



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