



King Edward Crescent, Thorne Doncaster DN8 4EF

welcome to

King Edward Crescent, Thorne Doncaster

OFFERED TO THE MARKET WITH NO UPWARD CHAIN!! An excellent opportunity to add your own stamp to this excellent home, boasting spacious rear garden, generous living space throughout & positioned close to local amenities, this home is perfect for first time buyers or investors alike.



Entrance Hall

Entering into the property there is a front facing uPVC door leading into the hallway, with stairs rising to first floor, cupboard space & access to all ground floor living spaces.

Lounge Diner

25' 9" MAX x 10' 11" (7.85m MAX x 3.33m)

The lounge diner benefits from part linoleum floor covering & part carpet floor covering, two centrally heated radiators, a rear facing window, rear facing double doors leading onto garden space & TV point.

Kitchen

11' 9" x 6' 11" (3.58m x 2.11m)

The kitchen benefits from a front facing window, linoleum floor covering, base units with worktops, sink & drainer & side facing double glazed uPVC door.

Landing

With stairs rising from the ground floor entrance hall, the landing provides access to all bedrooms & family bathroom.

Bedroom One

13' 8" x 10' 11" (4.17m x 3.33m)

Bedroom one comprises of a rear facing window, carpet floor covering & centrally heated radiator.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

The second bedroom comprises of a window, carpet floor covering, centrally heated radiator & cupboard space.

Bedroom Three

10' 7" x 6' 11" (3.23m x 2.11m)

Bedroom three comprises of a window, carpet floor covering & centrally heated radiator.

Family Bathroom

The family bathroom comprises of a three piece suite with bath, shower overhead, wash hand basin & w/c, full tiling to walls & floor & side facing window.

Outside & Exterior

To the front of the property there is driveway with dropped curb parking access & mature beds to one side. To the rear of the property there is a low maintenance lawn space with fencing to all sides for privacy & block paved patio area.

Agents Note

We are advised that the property has been subject to precast reinforced concrete repair. We ask that buyers make further enquires and check suitability of lending and consult with their conveyancer for any guarantees that may be held.



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welcome to

King Edward Crescent, Thorne Doncaster

- NO UPWARD CHAIN!!
- Excellent Opportunity To Add Your Own Stamp
- Three Good Sized Bedrooms
- Close To Local Amenities, Motorway Links & Schools
- ATTENTION FIRST TIME BUYERS & INVESTORS

Tenure: Freehold EPC Rating: C

£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN104805 - 0004

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.

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