









welcome to

Southfield Road, Thorne Doncaster

Offered to the market with no upward chain!! Welcome to Southfield Road, a well-proportioned three bedroom home in Thorne, offering three good sized bedrooms, kitchen/diner & spacious living throughout. A perfect home for first time buyers looking to step onto the property ladder!













Entrance Hall

Entering into the property there is a front facing uPVC door, carpet floor covering, stairs rising to first floor & door entry into ground floor.

Lounge

11' 4" + BAY x 15' 10" (3.45m + BAY x 4.83m) The lounge comprises of a front facing double glazed window, carpet floor covering, centrally heated radiator, dido rail & coving.

Kitchen/Diner

18' 11" x 8' 8" (5.77m x 2.64m)

The kitchen diner benefits from laminate floor covering, additional built in cupboard space housing the central heating boiler, two rear facing double glazed windows. The kitchen is fully fitted with wall & base units, worktops to accompany, integrated hob & oven with sink & drainer & pvc door leading into the porch area.

Rear Porch

The porch benefits from linoleum floor covering, rear facing door leading onto the garden & rear facing windows.

Landing

With stairs rising from the ground floor entrance hall, the landing provides access to all bedrooms & family bathroom, with a side facing double glazed window & loft access.

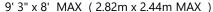
Bedroom One

11' 2" x 10' 11" + Recess (3.40m x 3.33m + Recess) Bedroom one comprises of a front facing double glazed window, carpet floor covering, centrally heated radiator & cupboard space.

Bedroom Two

8' 9" x 12' 11" + Recess (2.67m x 3.94m + Recess) Bedroom two comprises of a rear facing double glazed window, carpet floor covering, centrally heated radiator & built in cupboard space.

Bedroom Three



Bedroom three comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator.

Shower Room

The shower room comprises of a rear facing double glazed window, low flush w/c, wash hand basin & shower cubicle with shower fitting overhead, linoleum flooring & full tiling to walls.

Outside & Exterior

To the front of the property there is a low maintenance garden space with mature shrubbery & gate with garden path. To the rear of the property there is a low maintenance lawn with path to rear of garage.





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Southfield Road, Thorne Doncaster

- AVAILABLE WITH NO UPWARD CHAIN
- Perfect First Home
- Porch To The Rear
- Rear Parking Access
- Low Maintenance Garden

Tenure: Freehold EPC Rating: C

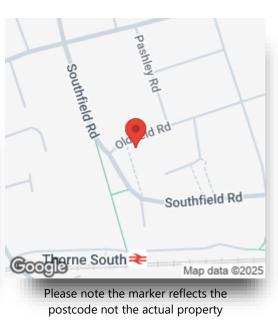
Council Tax Band: A

£125,000









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Property Ref: THN105208 - 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.



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