









welcome to

The Cedars St. Michaels Drive, Thorne Doncaster

Perfect for first-time buyers, this inviting 3 bedroom semi detached home offers a blend of comfort and convenience. Featuring a well-proportioned layout, it boasts a bright living space, a modern kitchen, front and rear garden. Situated in a popular location with easy access to amenities!













Entrance Hall

Entering into the property there is a front facing UPVC door leading off of the driveway with carpeted floor covering & carpeted stairs leading to first floor along with access to ground floor living spaces.

Lounge

16' 4" x 12' 7" into recess (4.98m x 3.84m into recess) The lounge benefits from rear facing patio doors leading to the conservatory, centrally heated radiator & fireplace with hearth surround along with carpet floor covering. Accessible form the lounge is a large under stairs storage cupboard.

Kitchen

10' 10" x 7' 2" into recess ($3.30 \,\mathrm{m}$ x $2.18 \,\mathrm{m}$ into recess) The kitchen benefits from a front facing double glazed window, grey gloss fitted wall and base units, tiled splashback with fitted sink & drainer with an anthracite radiator and lino floor covering.

Conservatory

This space is a perfect additional room, with a carpeted flooring and double doors leading into the garden.

Landing

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

Bedroom One

12' 7" x 9' 11" (3.84m x 3.02m)

Bedroom one comprises of a front facing double glazed window,a built in wardrobe with carpet floor covering & centrally heated radiator.

Bedroom Two

10' 11" x 6' 2" (3.33m x 1.88m)

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

Bedroom Three

6' 1" x 10' (1.85m x 3.05m)

Bedroom three comprises of a rear facing double

glazed window, carpet floor covering & centrally heated radiator.

Bathoom

The bathroom benefits from a side facing double glazed window, low flush w/c, centrally heated radiator, wash basin and bath with a shower over and fully tiled walls.

Outside & Exterior

To the front of the property there is a low maintenance lawn space and driveway with gated access to the rear of the property. To the rear there is a private garden with lawn and a patio area perfect for entertaining.





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The Cedars St. Michaels Drive, Thorne Doncaster

- £135,000
- Three Bedroom Semi Detached Property
- Conservatory
- Popular Location
- Close to Local Amenities

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£135,000









Please note the marker reflects the postcode not the actual property

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Property Ref: THN105276 - 0006 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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