









welcome to

Church Balk, Thorne Doncaster

Welcome to Church Balk, in a popular area of Thorne a large corner plot with no upward chain, this home boasts two reception rooms, three good size bedrooms and bathroom with a family size kitchen, it is the perfect opportunity for a buyer to add their own stamp. Call now to book a viewing!













Lounge

22' 10" max x 11' 3" (6.96m max x 3.43m)

The spacious family lounge benefits from a front facing double glazed window, with patio doors leading to the side of the property, two centrally heated radiators and carpet floor covering.

Reception Room

14' 6" x 9' 6" (4.42m x 2.90m)

A bright and versatile reception room offering flexible space for a variety of uses, comprising of a front facing double glazed window, a centrally heated radiator and access to the kitchen and hallway.

Kitchen

16' 10" max x 7' 10" max (5.13m max x 2.39m max) The kitchen benefits from two rear facing double glazed windows, fitted wall & base units with worktops,integrated fridge & freezer, fitted sink & drainer with a gas cooker, under stairs cupboard and a upvc door leading to the rear garden.

Landing

With stairs rising from the ground floor providing access to all bedrooms and bathroom.

Bedroom One

11' 3" x 10' 3" (3.43m x 3.12m)

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

Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

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

Bedroom Three

14' 1" x 9' 7" (4.29m x 2.92m)

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

Bathroom

The bathroom benefits from a white low flush w/c, wash hand basin & large corner bath with tiling to walls, a centrally heated radiator and shower cubicle.

Outside & Exterior

To the front of the property there is a low maintenance lawn space, the side of the property is paved ideal for a patio area, the driveway leads to the garage.





welcome to

Church Balk, Thorne Doncaster

- ***OFFERS OVER £180,000***
- **EXTENDED Semi-Detached**
- Two Reception Rooms
- **Ample Parking**
- Close To Amenities & Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: B

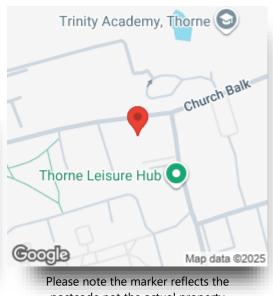
offers in excess of

£180,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/THN105258



Property Ref: THN105258 - 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 quidance 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.



01405 812334



william h brown

thorne@williamhbrown.co.uk



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



williamhbrown.co.uk

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.