









## welcome to

# **Queen Street, Thorne Doncaster**

William H Brown are proud to present to the market a well-presented three bedroom end of terrace home in the heart of Thorne! Boasting three excellently proportioned bedrooms, large newly fitted family bathroom, newly fitted kitchen with stunning finishes throughout. Available with NO UPWARD CHAIN!

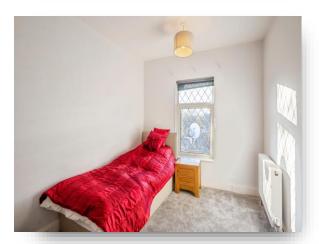












#### Lounge

19' 10" narrowing to 12' 2" x 10' 4" ( 6.05m narrowing to 3.71m x 3.15m )

The lounge benefits from two front facing double glazed windows, laminate floor covering, two centrally heated radiators, TV point & open archway through.

#### Kitchen/Diner

The perfect entertaining space, the kitchen benefits front fitted wall & base units in a shaker style, with modern fitted worktops, integrated appliances gas hob & oven, extractor fan, fridge & freezer, dishwasher, 1 1/2 sink & drainer, the kitchen was fitted around 2 years ago and still looks brand new. The diner side is perfect with high stool seating area to one of the worktops along with dining area suitable for a good size table and chairs, rear facing patio doors & a rear facing double glazed window.

### Landing

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

#### **Bedroom One**

12' 4" x 11' 9" ( 3.76m x 3.58m )

The master bedroom comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator.

#### **Bedroom Two**

11' 10" x 11' 4" ( 3.61m x 3.45m )

Bedroom two comprises of a rear facing double glazed window, carpet floor covering & centrally heated radiator along with additional cupboard space not included in measurement.

#### **Bedroom Three**

8' 2" x 10' 6" ( 2.49m x 3.20m )

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

### **Bathroom**

The bathroom comprises of fitted three piece suite

with wash hand basin, walk in shower with screen & fitting overhead & a bath with hot & cold taps, spotlights to the ceiling, heated towel rail & part tiling to walls & floor and a rear facing window.

#### W/C

The w/c is separate to the family bathroom but right next door, with low flush w/c

#### **Outside & Exterior**

To the rear of the property there is a great sized yard space with an additional outhouse that includes electric & plumbing perfect for an additional space or storing tools/garden furniture or other outdoor items. There is also access along the back for bins to be removed.





### welcome to

## **Queen Street, Thorne Doncaster**

- NO ONWARD CHAIN
- Beautifully Presented Throughout
- Ready To Move In Home!!
- Three Great Sized Bedrooms
- Large Rear Yard Enclosed With Outhouse

Tenure: Freehold EPC Rating: D

Council Tax Band: A

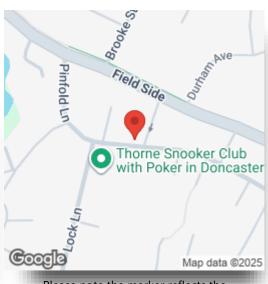
offers in excess of

£160,000







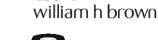


Please note the marker reflects the postcode not the actual property

### view this property online williamhbrown.co.uk/Property/THN105357



Property Ref: THN105357 - 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.



01405 812334



thorne@williamhbrown.co.uk



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



williamhbrown.co.uk

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