



53 Grampian Way Thorne DN8 5YR

Offers Around £140,000

FREEHOLD

TWO bedroom semi-detached bungalow located in a small quiet cul-de-sac. Hall, lounge/diner, fitted kitchen and bathroom. UPVC double glazed. Gas central heating. Driveway and lawned gardens. Priced to reflect modernisation and upgrading. NO UPWARD CHAIN INVOLVED.

EPC:



- TWO BEDROOM SEMI-DETACHED BUNGALOW • Entrance hall, Lounge/diner • Kitchen, Bathroom • UPVC double glazed

ENTRANCE HALL

Side UPVC double glazed entrance door. Doors off to all rooms. Useful built-in storage cupboard also housing the wall mounted gas combi central heating boiler. Loft access point. Radiator.

LOUNGE/DINER

Front facing UPVC double glazed bow window. Wall mounted gas fire. Radiator.

KITCHEN

Front facing UPVC double glazed window. Fitted with base units with laminate worksurfaces. Free standing gas cooker. Space and plumbing for washing machine and fridge freezer.

BEDROOM ONE

Rear facing UPVC double glazed window. Radiator.

BEDROOM TWO

Rear facing UPVC double glazed window. Radiator.

BATHROOM

Side facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls. Radiator.

OUTSIDE

There is a lawned front garden set behind a conifer hedge with concrete paved and gravelled driveway providing off parking and leading through wrought iron gates and into the rear garden where further parking could easily be created if required.

The rear garden is lawned with established shrubs and hedges, timber panelled fencing and paved patio.

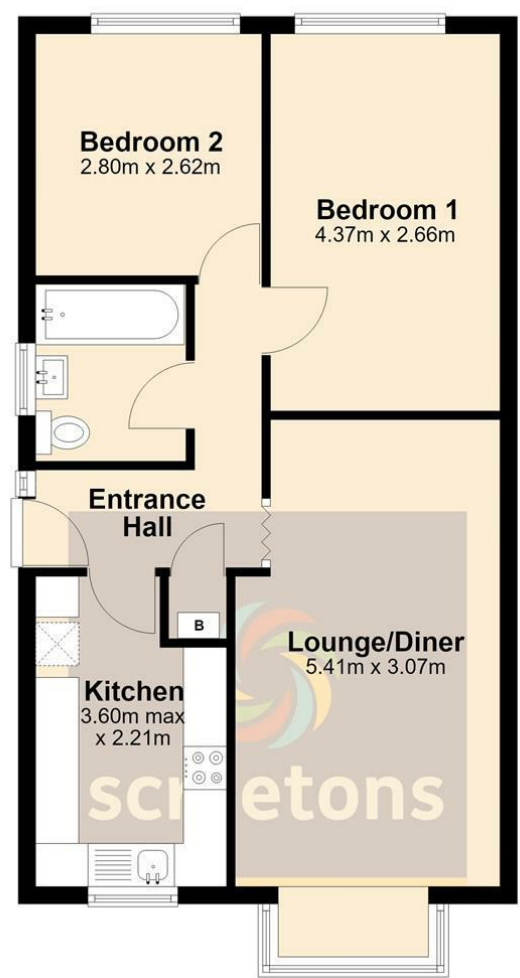
NO UPWARD CHAIN INVOLVED



- Gas central heating
- Front and rear gardens
- Driveway, Small quiet cul-de-sac
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 53.9 sq.m / 580 sq.ft



Floor Plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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