



2 Houps Road
Thorne DN8 5JD

Offers Around £150,000

FREEHOLD

VIEWING ESSENTIAL - THREE/FOUR BEDROOM mid terraced house. Spacious lounge/dining room with conservatory. Modern fitted kitchen. Wet room and additional bathroom (original bedroom four). UPVC double glazed. Gas central heating. Front and rear gardens. Outbuildings. NO UPWARD CHAIN.



- **THREE/FOUR BEDROOM MID TERRACED** • Lounge/dining room, Conservatory • Modern fitted kitchen • Wet room, Newly fitted bathroom (original bedroom four)

ENTRANCE HALL

Front UPVC double glazed entrance door and side panel window. Staircase leading to the first floor. Radiator. Telephone point. Vinyl flooring. Doors into the lounge and kitchen.

LOUNGE/DINING ROOM

20'5" x 11'3"

Front facing UPVC double glazed window and rear facing UPVC double glazed window and door into the conservatory. Feature marble fireplace with coal effect gas fire. Radiator. Door into the kitchen.

CONSERVATORY

8'9" x 6'6"

New in 2021 with UPVC double glazed windows and French doors leading into the garden. Electric wall heater. Inset ceiling spotlights.

KITCHEN

13'11" x 10'1"

Rear facing UPVC double glazed window. Fitted in 2021 with a modern range of high gloss wall and base units with concrete effect laminate worksurfaces incorporating a sink and drainer and splashback tiling. Integrated electric hob with

glass splash back and extractor hood and electric high level oven. Deep pan drawers. Space and plumbing for dishwasher and washing machine which are included in the sale. Kick board electric fan heater. Breakfast bar. Useful walk-in pantry and understairs storage cupboard. Inset ceiling spotlights. New blind included.

LANDING

Doors off to all rooms. Built-in cupboard housing the wall mounted gas combi boiler. Loft access.

BEDROOM ONE

11'8" x 11'6"

To back of wardrobes. Front facing UPVC double glazed window. Built-in wardrobes to one wall with two matching drawer units. Radiator.

BEDROOM TWO

12'11" x 9'10"

Front facing UPVC double glazed window. Useful built-in storage cupboard. Radiator.

BEDROOM THREE

10'4" x 7'8"

Rear facing UPVC double glazed window. Radiator.



- UPVC double glazed • Gas central heating • Front and rear gardens • Rear garage, NO UPWARD CHAIN • Extending to approx. 101.1 sq.m / 1,088 sq.ft

BATHROOM / ORIGINAL BEDROOM FOUR

9'3" x 8'5"

Newly fitted with a feature free standing claw foot bath, floating vanity wash hand basin and w.c. PVC panelled walls. Radiator. This room could easily be changed back to a bedroom if required.

WET ROOM

7'4" x 5'6"

Rear facing UPVC double glazed window. Fitted with a white pedestal wash hand basin and w.c. Wall mounted electric shower with wet room flooring. Part tiled and part PVC panelled walls.

OUTSIDE

The front garden is walled with timber gate and has been paved and gravelled for ease of access. There is access to the side to a private gate leading into the rear garden.

GARAGE

17'9" x 8'0"

Sectional garage with rear double metal access doors.

Electric light and power and door leading into the garden.

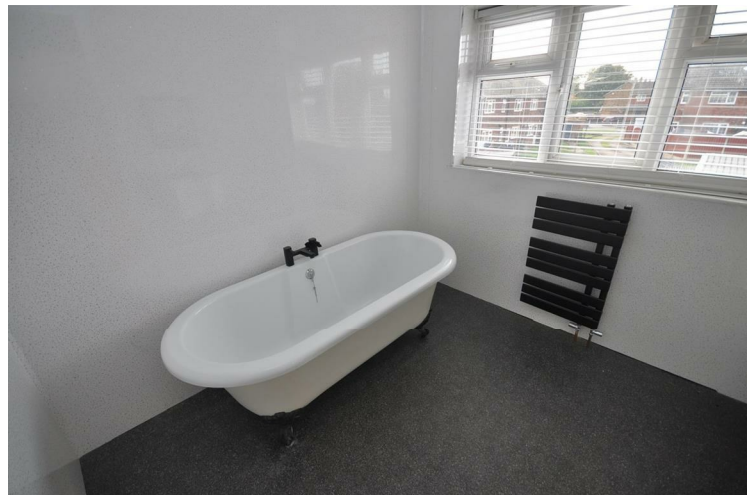
There is a garage that belongs to the property for which there is a payment of £1.70 per week to the Council for the land it

sits on. The garage is accessed via Coventry road from the rear.

The rear garden has been concreted, paved and gravelled for ease of access.





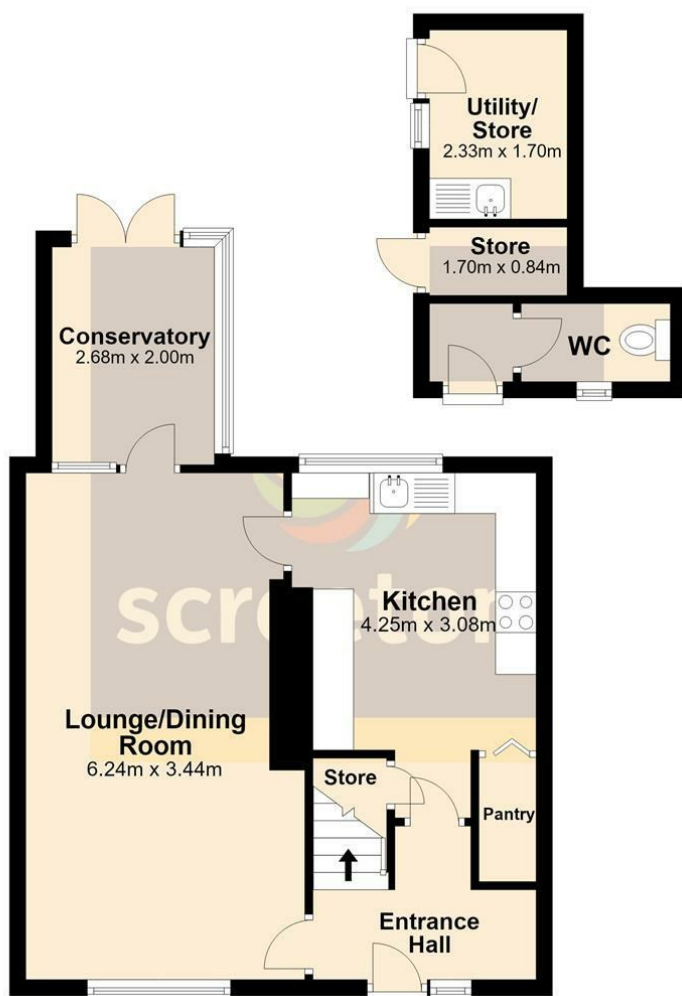


Additional Information

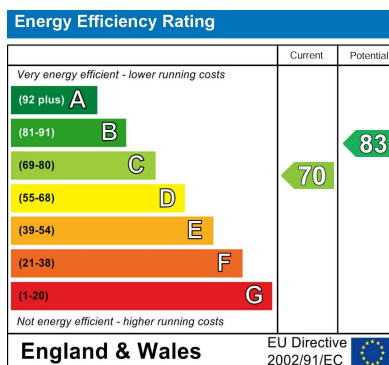
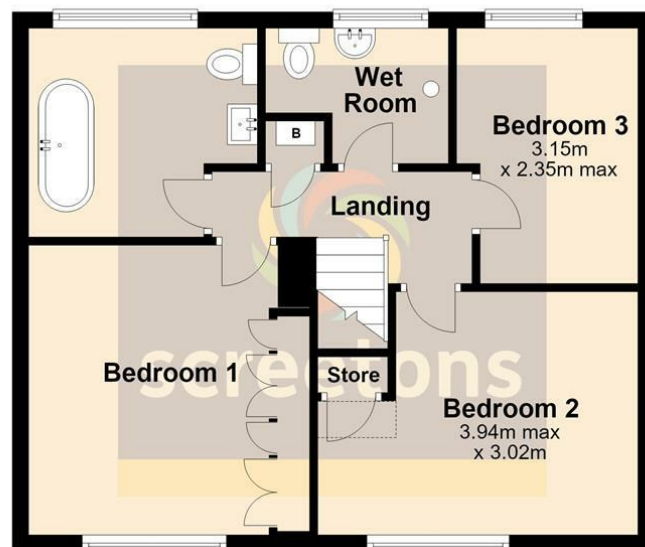
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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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