



Birchwood Close, Thorne Doncaster DN8 4HR

welcome to

Birchwood Close, Thorne Doncaster

William H Brown Thorne are proud to present this well presented 3 bedroom semi-detached on Birchwood Close! Offering spacious living throughout, off street parking and cul-de-sac location, this property would make the perfect family home. Call us on 01405 812334 to arrange your viewing!!



Entrance Hall

Including a central heating radiator and carpet floor covering.

Lounge

13' x 12' 1" INTO RECESS (3.96m x 3.68m INTO RECESS)

Including carpet floor covering, a central heating radiator and a storage space under the stairs.

Dining Room

17' 7" x 8' 6" (5.36m x 2.59m)

Including a central heating radiator, carpet floor covering and a window to the rear garden.

Kitchen

10' x 8' 1" (3.05m x 2.46m)

The fitted kitchen, which includes both wall and base units, features linoleum floor covering, a stainless steel sink and drainer unit and both a window and door to the rear garden.

Landing

Including a window and carpet floor covering.

Bedroom One

11' 11" x 11' 6" INTO RECESS (3.63m x 3.51m INTO RECESS)

Including a window to the front of the property, a central heating radiator, carpet floor covering and a storage cupboard.

Bedroom Two

10' x 11' 5" INTO RECESS (3.05m x 3.48m INTO RECESS)

Comprising of a rear facing window and a central heating radiator.

Bedroom Three

6' x 9' 1" INTO RECESS (1.83m x 2.77m INTO RECESS)

Comprising of a central heating radiator, a storage cupboard, a front facing double glazed window and carpet floor covering.

Bathroom

Including a WC, wash hand basin, a shower over the bath, a rear facing double glazed window, a central

heating radiator and tiled walls where visible.

Front Garden

Including a block paved driveway, a lawn space and gated access to the rear.

Rear Garden

Including a lawn space, a block paved area, fencing to all sides, a garage and gated access from the front.



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Birchwood Close, Thorne Doncaster

- Spacious Living Throughout
- Cul-De-Sac Position
- Enclosed Rear Garden
- Off Street Parking & Garage
- Close To Local Amenities

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£150,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THN105081 - 0013

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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