



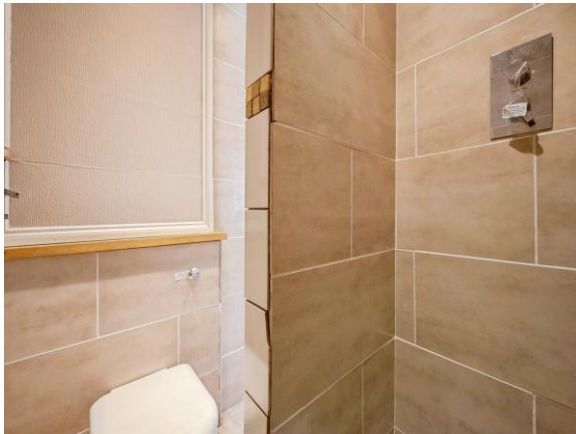
**Lower Kenyon Street, Thorne Doncaster DN8 5BP**



**welcome to**

**Lower Kenyon Street, Thorne Doncaster**

Attention First Time Buyers and Investors! Lower Kenyon Street could be your ideal next move. Boasting generous living areas , two spacious bedrooms, shower room plus a large bathroom & enclosed rear garden, all within easy reach of Thorne's local amenities! Viewing is highly recommended!



## Lounge

Featuring laminate floor covering and rear facing window, electric fire place with surround and a centrally heated radiator, door leading to the kitchen.

## Dining Room

The dining area benefits from a front-facing bay window that allows an abundance of natural light to flood the space. Laminate flooring flows seamlessly from the dining area into the lounge, enhancing the sense of continuity. The lounge features a characterful fireplace with an open fire, creating a warm and inviting focal point.

## Kitchen

The kitchen is fitted with a range of wall and base units and incorporates a stainless-steel sink. There is an electric cooker with extractor hood, while a side-facing double-glazed window provides natural light. A PVC door offers direct access to the rear garden.

## Utility Room

The utility room is fitted with wall-mounted units and provides plumbing for a washing machine. A side-facing double-glazed window allows natural light into the space, and the room provides access through to the shower room.

## Shower Room

The downstairs shower room is accessed via the utility room and comprises a shower cubicle, wash hand basin, and WC. The room is finished with tiled walls and benefits from a heated towel rail, extractor fan, and recessed spotlighting, providing a practical yet contemporary space

## Landing

The landing area is generously proportioned and features laminate flooring, a central heating radiator, and a side-facing double-glazed window.

## Bedroom One

Including a carpeted floor covering, front facing window and a central heated radiator.

## Bedroom Two

Bedroom two has carpeted flooring, a central heated radiator and a rear facing double glazed window, this room also has built in cupboards for storage.

## Bathroom

The generously sized family bathroom is well appointed with built-in vanity cupboards incorporating a wash hand basin, a bath with shower over, and a WC. A rear-facing double-glazed window provides natural light, complemented by a heated towel rail.

## Rear Garden

The enclosed rear garden features a block-paved patio area, ideal for outdoor seating, along with a separate lawned section and a useful garden shed, providing both practicality and outdoor enjoyment.

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**view this property online** [williamhbrown.co.uk/Property/THN105498](http://williamhbrown.co.uk/Property/THN105498)



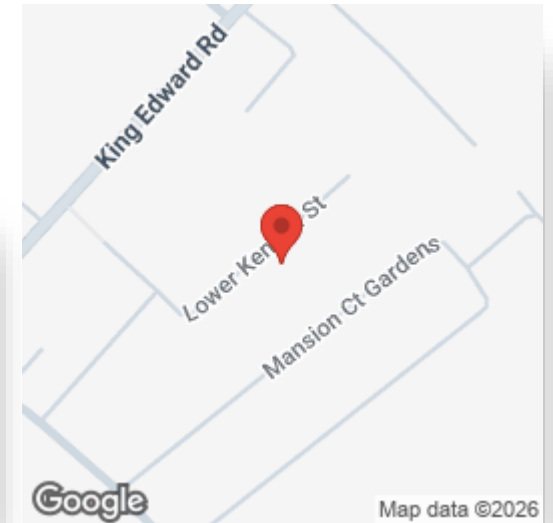
welcome to

## Lower Kenyon Street, Thorne Doncaster

- £120,000
- Two Bed Semi-Detached
- Ideal for Investors And First Time Buyers
- Shower Room & Family Bathroom
- Enclosed Rear Garden

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

# £120,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THN105498 - 0002

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