



**72 Hawthorne Road
Thorne DN8 4HG**

Offers Around £140,000

FREEHOLD

Ideal renovation project with huge potential located in a sought after residential area. Spacious THREE bedroom semi-detached house with large gardens and driveway. Lounge/diner, kitchen and porch with store room, workshop and w.c. UPVC double glazed. Gas central heating. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Entrance Hall, Lounge/Diner • Kitchen, Side porch, Store & W.C

INFORMATION

Fantastic opportunity to put your own stamp on this spacious family sized home, which has been in the same family since 1950 and is offered for sale for the first time since being built.

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor. Doors into the lounge/diner and kitchen. Wall mounted gas combi central heating boiler.

LOUNGE/DINER

22'0" x 10'11"

Front and rear facing UPVC double glazed windows. Tiled fireplace and hearth to a coal effect gas fire. Two radiators. Door into the kitchen.

KITCHEN

14'3" x 9'3"

Rear facing UPVC double glazed window and glazed door into the side porch. Fitted with wall and base cupboards with laminate worksurfaces incorporating a stainless steel sink and drainer. Additional tall storage cupboards with louvre doors. Useful walk-in pantry with original cold slab. Plumbing for washing machine. Radiator.

SIDE PORCH

Front and rear UPVC double glazed entrance doors with adjoining UPVC double glazed windows. Access into the store and w.c.

STORE

4'11" x 3'1"

W.C

4'11" x 2'8"

Side facing UPVC double glazed window. Fitted with a w.c.

LANDING

Side facing UPVC double glazed window. Loft access point. Radiator. Useful built-in cupboard. Doors off to all rooms.

BEDROOM ONE

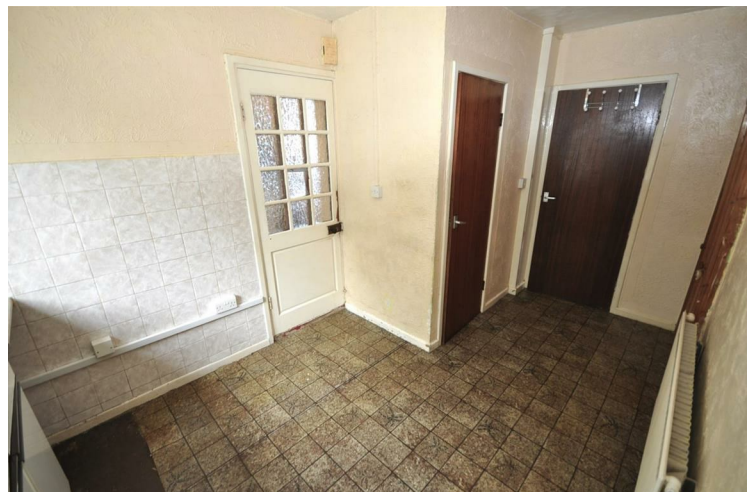
12'5" x 11'3"

Measured to the front of the wardrobes. Rear facing UPVC double glazed window. Feature original cast iron fireplace. Built-in wardrobes. Radiator.

BEDROOM TWO

10'11" x 10'8"

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



- Attached workshop
- UPVC double glazed
- Gas central heating
- Large rear garden and driveway
- Priced to allow for modernisation

BEDROOM THREE

9'3" x 7'5"

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

BATHROOM

6'3" x 5'7"

Rear facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and w.c. Radiator.

OUTSIDE

There is a walled front garden with lawn and wrought iron gates leading onto the driveway providing off road parking. There is access to the attached workshop and the side porch entrance leads through to the rear garden.

The rear garden is a generous size with lawn and timber panelled fencing.

ATTACHED WORKSHOP

11'10" x 9'0" max.

Front timber double doors leading from the driveway and rear facing window.

NO UPWARD CHAIN INVOLVED



- NO UPWARD CHAIN INVOLVED • Extending to approx. 102 sq.m / 1,098 sq.ft





Additional Information

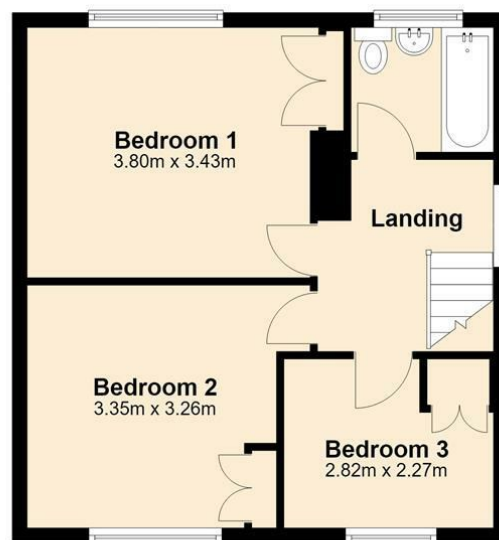
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	68	
(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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