



34 Southwood Drive Thorne DN8 5QS

Offers Over £190,000

FREEHOLD

Sought after residential area. THREE bedroom semi-detached house with gated driveway and brick garage. Entrance hall, Lounge, Dining room and Fitted kitchen. UPVC double glazed. Gas central heating. NO UPWARD CHAIN INVOLVED. Close to canal side walks. Perfect family home.



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- Entrance hall, Lounge
- Dining room, Fitted kitchen
- UPVC double glazed

ENTRANCE HALL

Front composite double glazed entrance door. Staircase leading to the first floor. Useful built-in cloaks cupboard.

Door into the lounge. Laminate floor. Radiator.

LOUNGE

14'5" x 14'2"

Measured to maximum points. Front facing UPVC double glazed window. Radiator. Open access into the dining room.

DINING ROOM

9'10" x 8'5"

Rear facing double glazed bi-fold door. Laminate floor.

Radiator. Door into the kitchen.

KITCHEN

9'10" x 8'10"

Rear facing UPVC double glazed window and rear UPVC double glazed stable style door. Fitted with a range of white wall and base units with contrasting blacks drawers with granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with tiled splashbacks. Built-in electric oven, grill, microwave and four ring gas hob with extractor hood above. Integrated fridge. Tiled floor. Inset ceiling spotlights. Useful understairs storage cupboard.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access point.

BEDROOM ONE

13'10" x 10'10"

Front facing UPVC double glazed window. Built-in wardrobes. Radiator.

BEDROOM TWO

9'11" x 8'5"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

11'1" x 6'5"

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

BATHROOM

8'10" x 5'6"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with mains shower and ceiling mounted rainfall head, vanity wash hand basin with storage cupboard and concealed cistern w.c. Tiled walls. Inset ceiling spotlights.



- Gas central heating • Brick garage & gated driveway • Front and rear gardens • Sought after residential area • NO UPWARD CHAIN INVOLVED • Extending to approx. 854.6 sq.ft / 79.4 sq.m

OUTSIDE

There is a lawned front garden set behind a dwarf brick wall and conifer hedge with wrought iron gates and railings leading onto the driveway providing off road parking and leading to the garage. A gate to the side gives access into the rear garden.

GARAGE

17'0" x 8'5"

Front up and over access door. Rear UPVC double glazed window and rear pedestrian access door. Plumbing for washing machine. Wall mounted gas combi central heating boiler. Electric light and power.

The rear garden is lawned with paved patio, timber panelled fencing and established apple tree. An outside cold water tap is fitted.

NO UPWARD CHAIN INVOLVED





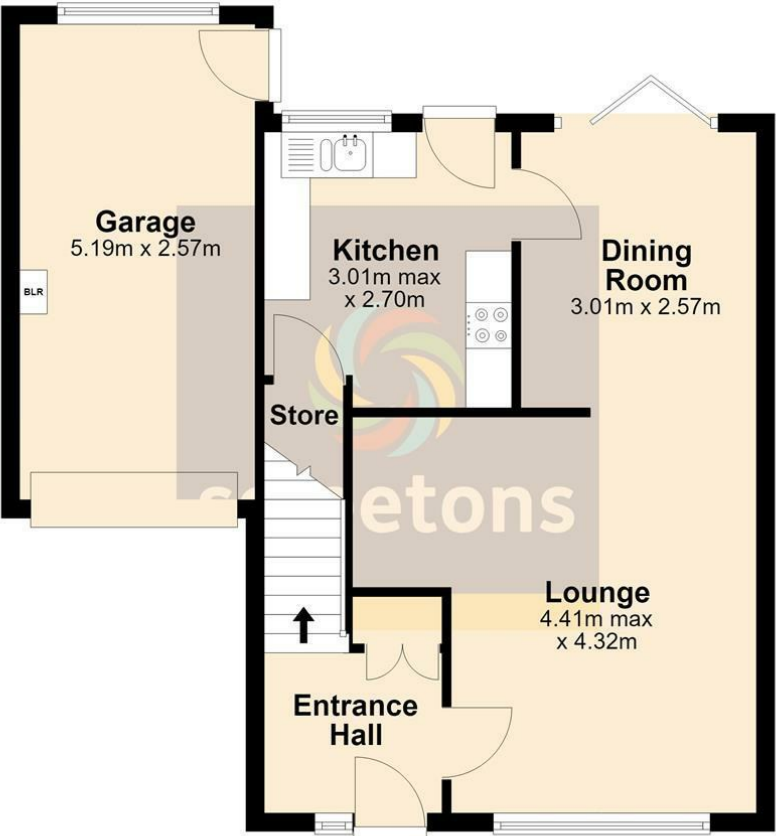


Additional Information

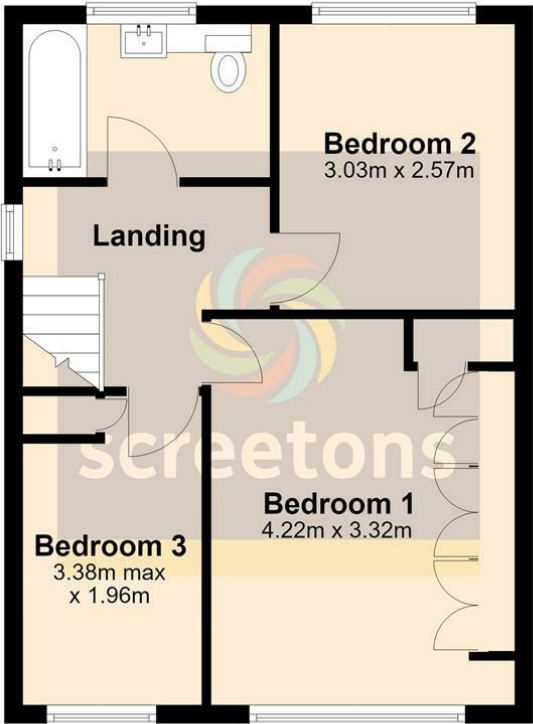
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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