



**23 Foxhill Road**  
**Thorne DN8 5QA**

**Offers Over £135,000**  
**FREEHOLD**

NO UPWARD CHAIN. Immaculately presented THREE bedroom end terraced house. Spacious lounge/diner, fitted kitchen/breakfast room and utility porch with w.c. Modern bathroom. Wide frontage with gated driveway, garage and gardens. UPVC double glazed. Gas central heating (new boiler Feb 2023). Perfect First Time Buy or Buy To Let - EPC C.



- THREE BEDROOM END TERRACED HOUSE • Hall, Spacious lounge/diner • Modern fitted kitchen/breakfast room

### ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor.

Laminate floor. Doors into the lounge/diner and kitchen/breakfast room.

### LOUNGE/DINER

19'7" x 11'6"

Front and rear facing UPVC double glazed windows. Laminate floor. Two radiators. Door into the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

14'0" x 10'4"

Rear facing UPVC double glazed window. Fitted with a modern range of white high gloss wall and base units with granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with metro style tiled splashbacks. Integrated four ring gas hob, electric oven and microwave. Built-in and concealed under counter fridge. Breakfast bar with radiator below. Tiled floor. Door into the pantry with side facing window and shelving. Door into the utility/porch.

### UTILITY/PORCH

9'9" x 9'0" max.

Front UPVC double glazed entrance door and UPVC double

glazed window and rear UPVC double glazed entrance door leading into the garden. Laminate floor. Radiator. Plumbing for washing machine. Door into the w.c.

### W.C

5'6" x 3'2"

Fitted with a white w.c. and wash hand basin. Tiled walls.

### LANDING

Side facing UPVC double glazed window. Loft access point to loft which also houses the wall mounted gas combi central heating boiler (new February 2023). Doors off to all rooms.

### BEDROOM ONE

14'0" x 10'5" max.

Front facing UPVC double glazed window. Radiator.

### BEDROOM TWO

14'0" x 8'11" max.

Rear facing UPVC double glazed window. Radiator.

### BEDROOM THREE

10'8" x 8'11" max.

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



- Utility porch with w.c.
- Modern bathroom
- UPVC double glazed
- Gas central heating (new boiler Feb 2023)

## BATHROOM

7'5" x 5'6"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a tiled panelled bath with mixer tap shower attachment, vanity wash hand basin with storage cupboard and w.c. Tiled walls. Radiator.

## OUTSIDE

The property has a wide frontage with brick boundary wall and wrought iron gates leading onto the driveway, providing off road parking and leading to the garage, two lawned areas and a small carport.

## GARAGE

18'1" x 8'0"

Front up and over access door.

The rear garden has an artificial lawn, concrete panelled and walled boundaries and a breeze block and brick shed.

## STORAGE SHED

12'0" x 10'4"

Breezeblock and brick construction. Irregular shaped and measured to maximum points. Front timber access door and glazed window. Electric light and power installed.

## NO UPWARD CHAIN INVOLVED



- Wide frontage with driveway & garage
- Immaculate throughout, EPC C
- Extending to approx. 94.9 sq.m / 1,021 sq.ft



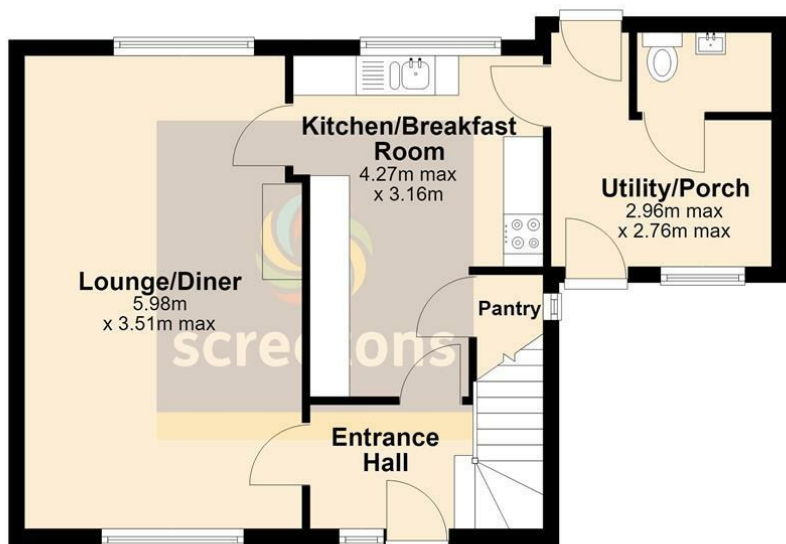


## Additional Information

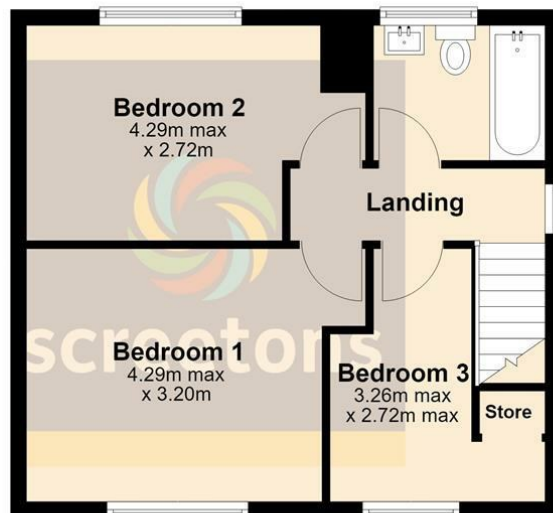
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	69	
(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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