



**8 Albert Villas Coulman Street
Thorne DN8 5JL**

Offers Around £150,000

Ideal First Time Buy. THREE bedroom semi-detached house. Entrance hall, lounge, dining room and fitted kitchen. UPVC double glazed. Gas central heating. Driveway, brick garage and front and rear gardens. Close to schools. NO UPWARD CHAIN INVOLVED.



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

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Spindle balustrade staircase leading to the first floor with useful understairs cupboard. Radiator. Door into the lounge and kitchen.

LOUNGE

13'2" x 10'6"

Front facing UPVC double glazed bow window. Three wall uplighters. Radiator.

KITCHEN

9'3" x 8'7"

Rear facing UPVC double glazed window. Fitted with a range of oak effect wall and base units with black granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Integrated electric oven, four ring gas hob and extractor hood above. Concealed wall mounted gas combi central heating boiler. Space for washing machine and fridge freezer. Tiled floor. Archway through to the dining room.

DINING ROOM

9'3" x 7'8"

Rear facing UPVC double glazed French doors leading into the garden. Tiled floor. Radiator.

LANDING

Side facing UPVC double glazed window. Spindle balustrade to the staircase. Doors off to all rooms. Useful built-in storage cupboard. Loft access point.

BEDROOM ONE

13'5" x 8'1"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

9'11" x 9'0"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

8'1" x 6'5" max.

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

BATHROOM

6'5" x 5'8"

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



- Gas central heating • Driveway, Garage, Gardens • NO UPWARD CHAIN INVOLVED • Extending to approx. 71 sq.m / 764 sq.ft

OUTSIDE

There is a lawned front garden set behind a walled frontage with block paved driveway providing off road parking and leading to the garage. A gate to the side leads into the rear garden.

ATTACHED BRICK GARAGE

17'8" x 8'11"

Front up and over access door. Rear UPVC double glazed door leading into the garden. Electric light and power installed.

The rear garden is lawned with timber panelled fencing and a paved patio.

NO UPWARD CHAIN INVOLVED





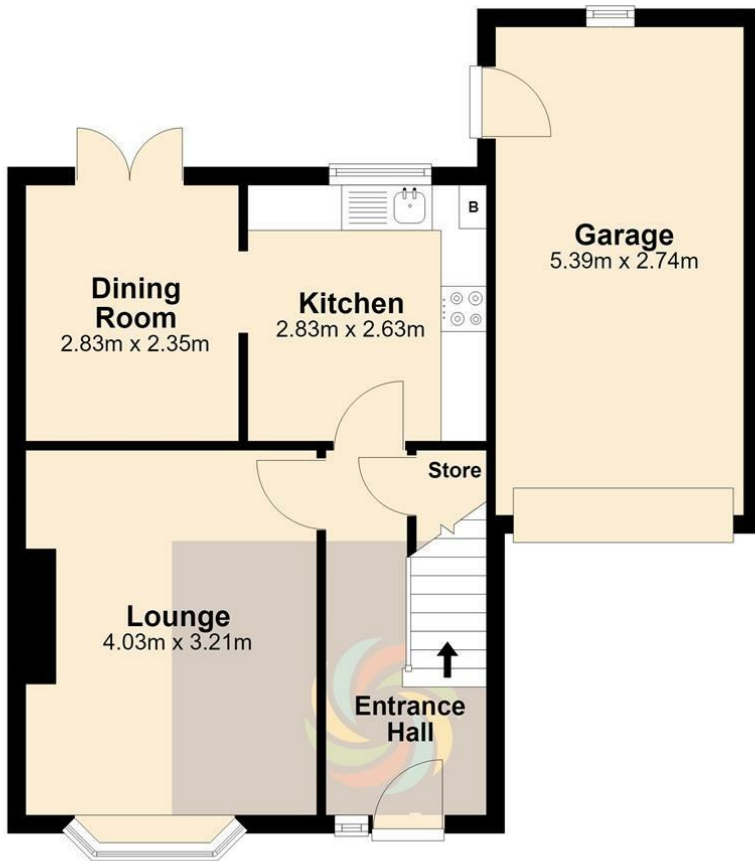


Additional Information

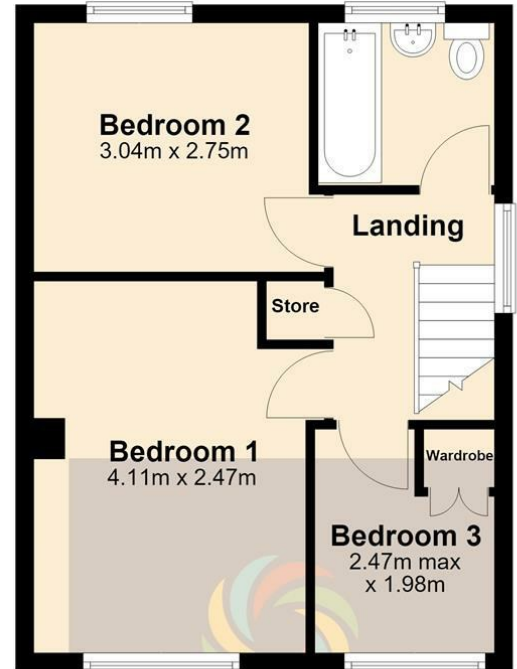
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure -

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	68	79
(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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