



**33 Lower Kenyon Street
Thorne DN8 5BP**

Offers Over £165,000

FREEHOLD

Large THREE bedroom semi-detached house with 6.6m x 4m blockwork garage. Generous sized lounge, kitchen/diner, sunroom/utility and ground floor w.c. UPVC double glazed. Gas central heating. Long driveway with carport. Good sized gardens. New carpets and re-decoration. No through side road close to facilities. NO UPWARD CHAIN INVOLVED.



- LARGE THREE BEDROOM SEMI-DETACHED
- Newly carpeted and decorated
- Spacious lounge
- Kitchen/Diner, Sun room/utility

ENTRANCE HALL

16'1" x 6'11"

Front UPVC double glazed entrance door with adjoining UPVC double glazed windows. Staircase leading to the first floor. Timber floor. Radiator. Useful understairs storage cupboard also housing the wall mounted gas central heating boiler. Doors into the lounge and kitchen/diner.

LOUNGE

16'1" x 13'1"

Front facing UPVC double glazed window. Feature timber fireplace with marble hearth and inset to a coal effect gas fire. Radiator.

KITCHEN/DINER

20'4" x 8'4"

Two rear facing UPVC double glazed windows and rear UPVC double glazed entrance door leading into the sun room/utility. Fitted with a range of white wall and base units with marble effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Free standing cooker with extractor hood above. Tiled floor to the kitchen area and carpet to the dining area with additional built-in cupboards. Radiator.



SUN ROOM/UTILITY ROOM

20'4" x 7'6"

Rear facing UPVC double glazed window with sliding double glazed patio doors and side UPVC double glazed entrance door. Fitted with base units with laminate worksurfaces and an inset stainless steel sink and drainer. Tiled floor. Radiator. Space and plumbing for washing machine and space for dryer. Door into the w.c.

W.C

4'0" x 3'3"

Fitted with a white w.c. Tiled floor. Radiator.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access point with pull down ladder to boarded loft with light.

BEDROOM ONE

14'7" x 12'0"

Measured to back of wardrobes. Front facing UPVC double glazed window. Built-in wardrobes to one wall. Radiator.

BEDROOM TWO

12'0" x 10'0"

Rear facing UPVC double glazed window. Radiator.



- Ground floor w.c, UPVC double glazed
- Gas central heating
- Substantial 6.6m x 4m Garage
- Long driveway, Generous sized gardens

BEDROOM THREE

11'1" x 8'5"

Front facing UPVC double glazed window. Built-in bed base.

Useful built-in cupboard. Radiator.

BATHROOM

8'2" x 7'10"

Rear facing UPVC double glazed window. Fitted with a five piece suite comprising of a panelled bath, corner tiled shower cubicle with mains shower, pedestal wash hand basin. w.c and bidet. Tiled walls. Radiator.

OUTSIDE

There is a lawned front garden set behind a brick boundary wall with wrought iron gates leading onto the driveway which continues to the side, through the carport and leads to the large garage.

DETACHED GARAGE

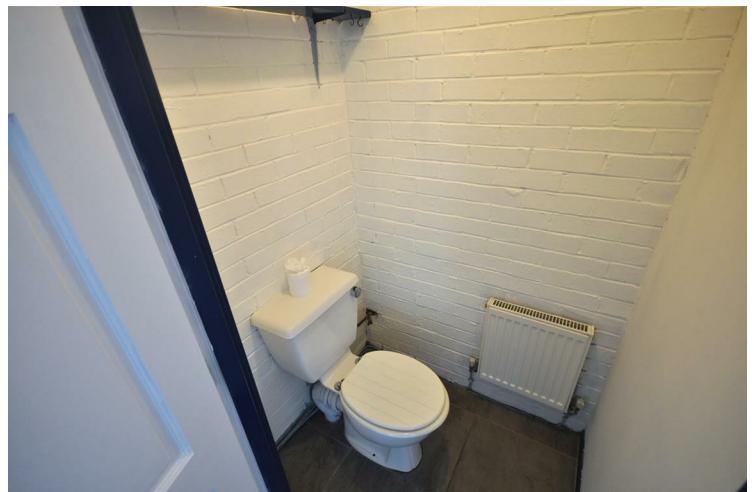
21'8" x 13'3"

Block work construction with pitched and tiled roof. Front up and over access door. Rear and two side facing single glazed windows and side timber entrance door. Electric light and power installed.

The rear garden is a generous size with lawn, paved patio, timber panelled fencing, greenhouse and shed (with power) and two garden ponds. An outside cold water tap is fitted.

NO UPWARD CHAIN

The property also benefits from newly fitted carpets and re-decoration making this property move in ready.



- NO UPWARD CHAIN INVOLVED • Extending to approx. 110.2 sq.m / 1,186 sq.ft



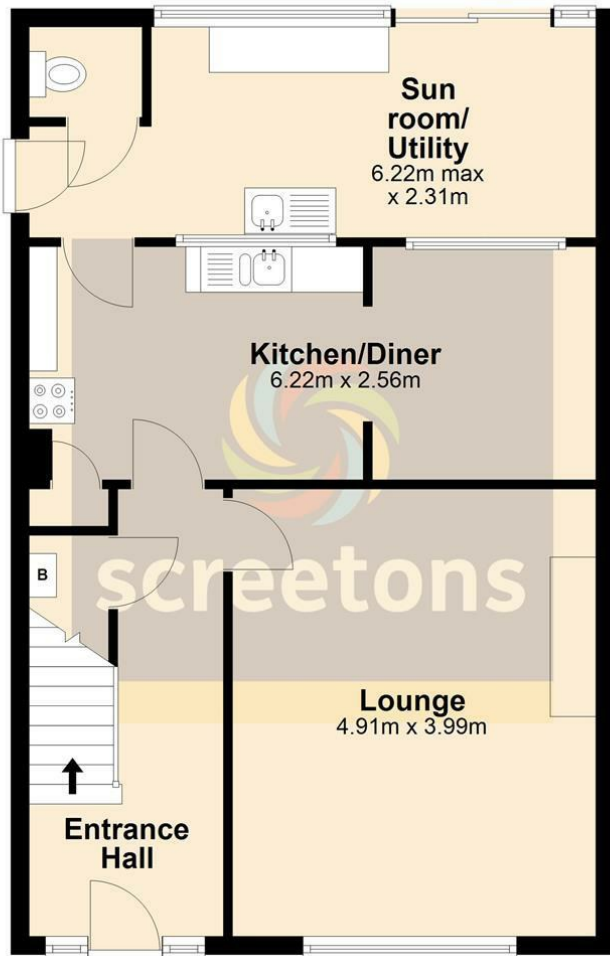


Additional Information

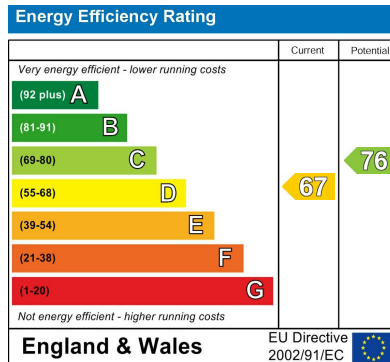
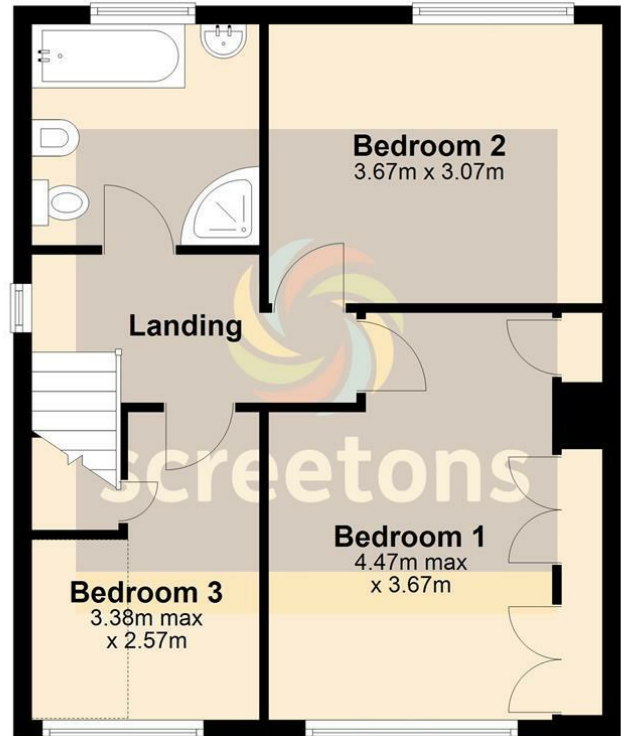
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



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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