



10 St. Georges Close Thorne DN8 5TU

Offers Over £140,000
FREEHOLD

PERFECT FIRST TIME BUY. TWO DOUBLE bedroom semi-detached house. Porch, Spacious lounge/diner, Fitted kitchen and Conservatory. Driveway parking for 2 cars. UPVC double glazed. Gas central heating. Private rear garden. Small residential estate. Close to schools.



- TWO DOUBLE BEDROOM SEMI-DETACHED • Porch, Open plan lounge/diner • Fitted kitchen, UPVC conservatory

ENTRANCE LOBBY

Front UPVC double glazed entrance door. Laminate floor. Door into the lounge/diner.

LOUNGE/DINER

18'5" x 12'5"

Front UPVC double glazed bow window and side facing UPVC double glazed window. Spindle balustrade staircase leading to the first floor. Radiator. Door into the kitchen.

KITCHEN

12'5" x 8'3"

Rear facing double glazed window and UPVC double glazed entrance door leading into the conservatory. Fitted with a range of white finished wall and base units with butchers block effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Free standing electric cooker. Space and plumbing for washing machine and space for undercounter fridge and freezer. Laminate floor. Radiator.

CONSERVATORY

9'7" x 8'9"

Front, side and rear facing UPVC double glazed windows and rear UPVC double glazed French doors. Laminate floor. Radiator.

LANDING

Doors off to all rooms. Loft access point.

BEDROOM ONE

12'5" x 9'7"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

12'6" x 8'4" max.

Rear facing UPVC double glazed window. Built-in wardrobes with sliding mirror doors with access to an additional useful storage cupboard. Radiator.

BATHROOM

9'1" x 4'9"

Side facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with mixer tap shower attachment and glass screen over, vanity wash hand basin with storage cupboard and wc. Tiled walls and floor. Towel radiator.

OUTSIDE

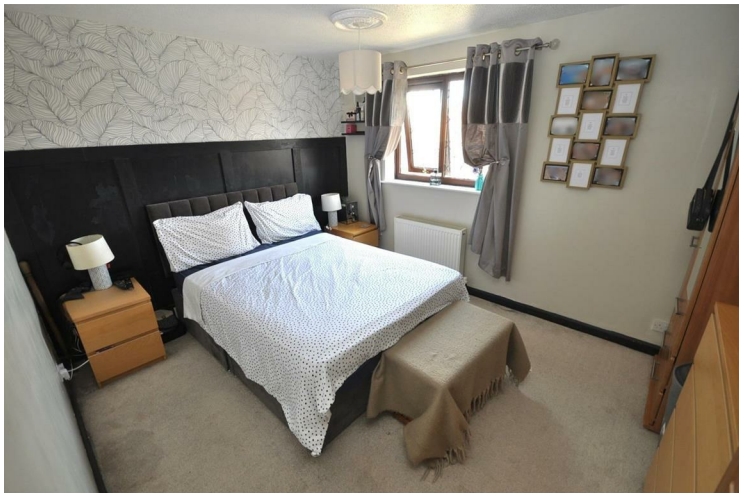
There is an open plan lawned front garden with side driveway providing off road parking for two cars with a gate leading into the rear garden.



- UPVC double glazed • Gas central heating • Side driveway • Private rear garden • Perfect First Time Buy • Popular small residential estate • Extending to approx. 72.4 sq.m / 779 sq.ft

The rear garden has a large concrete and brick edged patio, raised timber decked seating area with LED lighting, lawn, timber panelled fencing and a timber storage shed.

NO UPWARD CHAIN INVOLVED





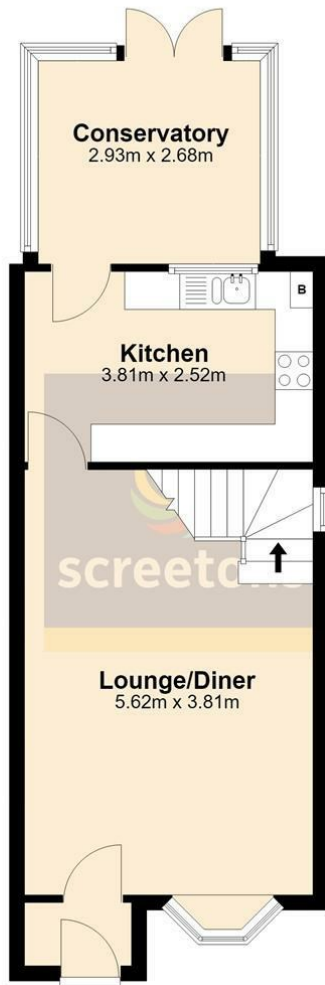


Additional Information

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
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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