



Durham Avenue, Thorne Doncaster DN8 4AN



welcome to

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40 Durham Avenue, Thorne, Doncaster, DN8 4AN



Ground Floor

The ground floor comprises of entrance hall with downstairs w/c & stairs rising to first floor along with door access to all ground floor living spaces. Spacious kitchen with fitted wall & base units, rear door leading onto gardens & rear window. Lounge through diner with carpet floor covering & door access into conservatory.

First Floor

Boasting three bedrooms and family bathrooms, stairs rising from entrance hall & loft access, a great space to add your own stamp.

Outside & Exterior

A great plot position with off-street parking, front garden area which would benefit from a schedule of works along with the back garden, these spaces could be transformed into enviable outdoor oasis'.



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welcome to

Durham Avenue, Thorne Doncaster

- PERFECT INVESTMENT OR FIRST HOME
- Offerd With No Upward Chain
- Excellent Opportunity To Add Your Own Stamp
- Off-Street Parking
- A MUST VIEW PROPERTY

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£120,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THN105543 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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