



**Queen Street**  
**Thorne DN8 5AX**

**Guide Price £150,000**  
**FREEHOLD**

Perfect First Time Buy. Spacious and modern TWO DOUBLE bedroom semi-detached house. Porch, Open plan lounge/diner and fitted kitchen. Ground floor w.c. Private driveway and rear garden. UPVC double glazed. Gas central heating. Immaculate throughout. Close to town centre, facilities and train station. NO UPWARD CHAIN INVOLVED.



- MODERN TWO DOUBLE BEDROOM SEMI-DETACHED • Porch, Open plan lounge/diner • Fitted kitchen, Ground floor w.c.

## ENTRANCE PORCH

Front composite double glazed entrance door. Door into the lounge.

## LOUNGE/DINER

16'5" x 11'9" max,

Front facing UPVC double glazed window. Spindle balustrade staircase leading to the first floor with useful understairs cupboard. Radiator. Door into the kitchen.

## KITCHEN

11'9" x 8'2"

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door leading into the garden. Fitted with a range of shaker style wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Built-in electric oven, gas hob and extractor hood above with tiled splashback. Space and plumbing for washing machine and space for fridge freezer. Radiator. Door into the w.c.

## W.C

5'6" x 3'1"

Fitted with a white w.c and wash hand basin. Laminate floor. Radiator.

## LANDING

Spindle balustrade to the staircase with additional chrome handrail. Doors off to all rooms.

## BEDROOM ONE

11'9" x 9'8"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM TWO

11'9" x 7'8" max.

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

## BATHROOM

6'7" x 5'6"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with mains shower and folding glass screen, pedestal wash hand basin and w.c. Tiled walls. Radiator.

## OUTSIDE

There is a block paved driveway to the front providing off road parking with a gravelled and feature planted shrub bed. A block paved path leads to the side where a gate provides access into the rear garden.



- Bathroom, UPVC double glazed
- Gas central heating
- Private driveway and rear garden
- Close to shops and facilities

The rear garden is private and fence enclosed and has been paved and gravelled for ease of maintenance but provides a blank canvas with two timber sheds and two plastic storage cupboards included in the sale.

**NO UPWARD CHAIN INVOLVED**



- Ideal First Time Buy or Investment for Rental
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 56.7m/610 sq.ft



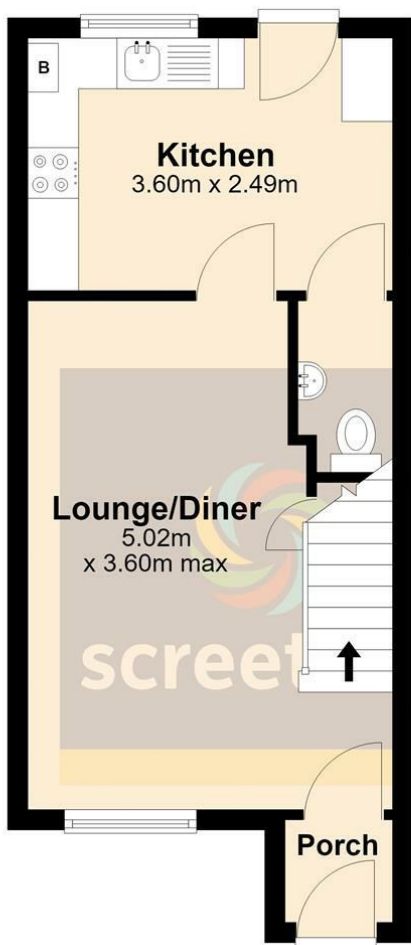


## Additional Information

**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) <b>A</b>			<b>90</b> 
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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