



**Albert Street, Thorne DONCASTER DN8 5JN**

**welcome to**

**Albert Street, Thorne DONCASTER**

Offered with no upward chain Albert Street is perfect for those looking to add their own stamp. Boasting quiet location, close to amenities, two good sized bedrooms & great opportunity to make it your own. Viewings encouraged!



### **Entrance**

Entering into the property there is a front facing door leading off of the pathway with porch area perfect for storing coats/shoes, with internal door leading into lounge.

### **Lounge**

12' + BAY x 13' 1" ( 3.66m + BAY x 3.99m )

The lounge benefits from a front facing double glazed window, carpet floor covering & radiator.

### **Dining Room**

11' 5" x 13' ( 3.48m x 3.96m )

The dining room comprises of carpet floor covering & centrally heated radiator.

### **Kitchen**

7' 10" x 10' 7" ( 2.39m x 3.23m )

The kitchen comprises of an array of fitted wall & base units with rear facing double glazed window.

### **Landing**

With stairs rising from the ground floor the landing provides access to first floor living spaces.

### **Bedroom One**

13' 5" x 9' 11" ( 4.09m x 3.02m )

Bedroom one comprises of a front facing double glazed window, carpet floor covering & radiator.

### **Bedroom Two**

11' 6" x 10' 5" ( 3.51m x 3.17m )

Bedroom two comprises of a rear facing double glazed window, carpet floor covering & loft access.

### **Bathroom**

Partially started working on this space, the vendors have started to remove fixtures & fittings in the hopes to modernise but unfortunately plan changed. The bathroom comprises of a rear facing double glazed window with privacy glass finish, low flush w/c, wash hand basin & bath, along with cupboard housing the central heating boiler.

### **Outside & Exterior**



**view this property online** [williamhbrown.co.uk/Property/THN105352](http://williamhbrown.co.uk/Property/THN105352)



welcome to

## Albert Street, Thorne DONCASTER

- NO UPWARD CHAIN!
- Great Location
- Two Good Sized Bedrooms
- Perfect First Home Or Investment
- Close To Local Schools & Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £80,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/THN105352](http://williamhbrown.co.uk/Property/THN105352)



Property Ref:  
THN105352 - 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.



william h brown



**01405 812334**



[thorne@williamhbrown.co.uk](mailto:thorne@williamhbrown.co.uk)



8 King Street, Thorne, DONCASTER, South Yorkshire, DN8 5BA



[williamhbrown.co.uk](http://williamhbrown.co.uk)