



**110 Haynes Road
Thorne DN8 5HY**

Offers Over £125,000

FREEHOLD

IDEAL FIRST TIME BUY. Generous sized **THREE** bedroom mid terraced house. Spacious lounge, fitted kitchen/diner and utility room. UPVC double glazed. Gas central heating (new 2023). Front driveway and good sized rear garden. Opposite Leisure centre/swimming baths and close to schools and shops.



- **THREE BEDROOM MID TERRACED HOUSE** • Spacious lounge, Fitted kitchen, Utility room • UPVC double glazed

INFORMATION

As the property is a mid terrace with the side passageway/ginnel, your first floor accommodation is slightly wider making a larger third bedroom, ideal for those wanting better bedroom sizes.

ENTRANCE LOBBY

Front UPVC double glazed composite entrance door. Staircase leading to the first floor. Door into the lounge.

LOUNGE

14'10" x 11'11"

Front facing UPVC double glazed window. Timber fire surround to a marble hearth. Radiator door into the kitchen/diner.

KITCHEN/DINER

12'11" x 9'11"

Rear facing UPVC double glazed window. Fitted with a range of wall and base units with laminate worksurfaces incorporating a one and a half bowl sink and drainer with tiled splashbacks. Integrated electric oven and four ring gas hob. Space for dishwasher. Space for fridge freezer. Radiator. Useful understairs storage cupboard. Open access into the utility area.

UTILITY AREA

9'11" x 4'10"

Rear facing UPVC double glazed window and UPVC double glazed entrance door. Built-in wall and base units with laminate worksurfaces and space and plumbing for washing machine and undercounter fridge or freezer.

LANDING

Doors off to all rooms. Useful built-in cupboard. Loft access point.

BEDROOM ONE

12'0" x 10'9"

Measurements not including door recess. Front facing UPVC double glazed window. Useful built-in cupboard. Radiator.

BEDROOM TWO

14'0" x 8'11"

Rear facing UPVC double glazed window. Wall mounted gas combi central heating boiler (new 2023). Useful built-in cupboard. Radiator.

BEDROOM THREE

9'1" x 8'4"

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



- Gas central heating (new 2023)
- Fitted bathroom
- Generous sized rear garden
- Front driveway
- Opposite Leisure centre/swimming baths

BATHROOM

7'7" x 5'5"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.

OUTSIDE

The front driveway is concreted and slate chipped providing ample off road parking. A gate to the side leads into the rear garden.

The rear garden is a generous size with lawn, paved patio with timber pergola and timber panelled fencing. An outside cold water tap is fitted.

GARDEN ROOM/STORAGE

15'4" x 7'11"

Currently used as a summer house with electric light and power installed.

BRICK OUTBUILDING/STORAGE

7'1" x 4'0"



- Ideal First Time Buy • Extending to approx. 79.4 sq.m / 855 sq.ft



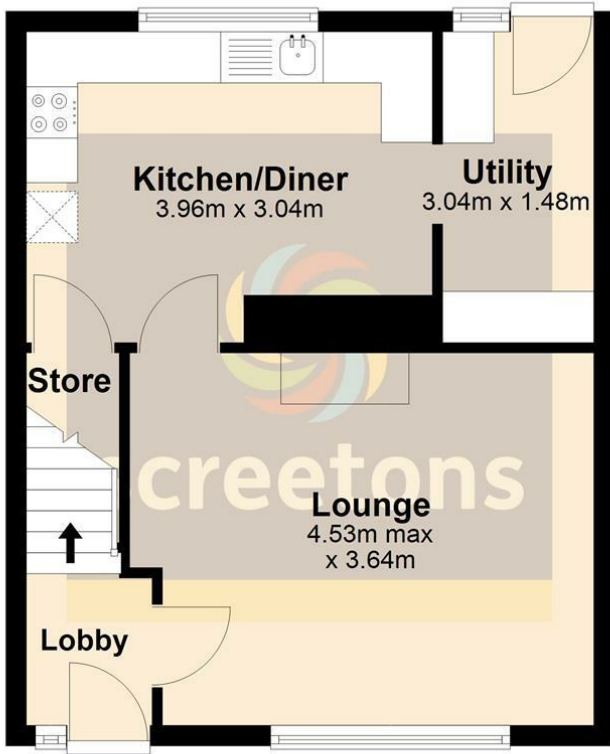


Additional Information

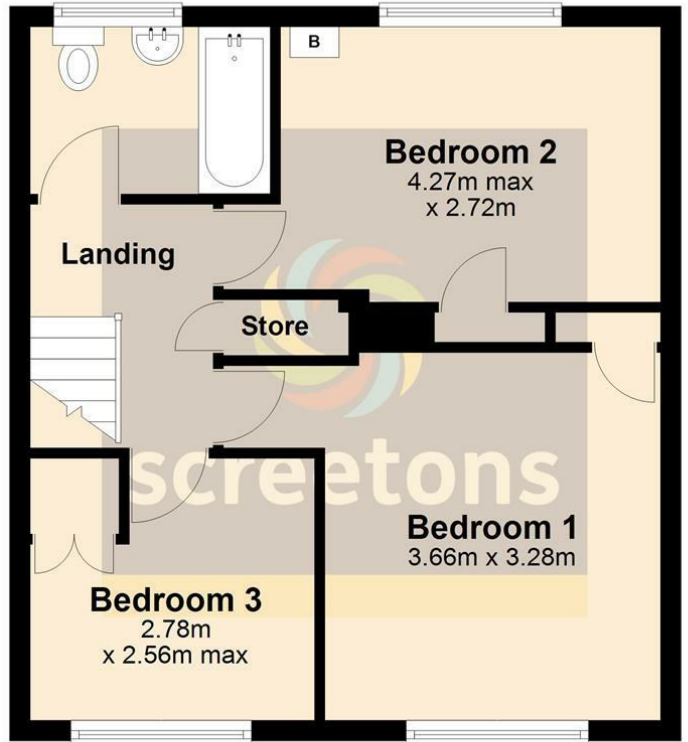
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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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