



**3 St. Georges Close  
Thorne DN8 5TU**

**Offers Over £160,000  
FREEHOLD**

**V**IEWING ESSENTIAL. Spacious THREE bedroom semi-detached house with garage. Open plan lounge, Fitted kitchen/dining room & Office/snug. Large timber Bar/Games room. UPVC double glazed. Gas central heating. Small cul-de-sac. NO UPWARD CHAIN INVOLVED. Perfect First Time Buy.



- THREE BEDROOM SEMI-DETACHED HOUSE
- Open plan lounge
- Fitted kitchen/dining room
- Office/snug

## ENTRANCE HALL

Front UPVC double glazed entrance door. Laminate floor.

Radiator. Door into the lounge and w.c.

## W.C

6'4" x 3'0"

Front facing UPVC double glazed window. Fitted with a white wash hand basin and w.c. Tiled walls. Laminate floor.

Radiator.

## LOUNGE

15'4" x 15'4" max.

Front facing UPVC double glazed bow window. Spindle balustrade staircase leading to the first floor. Radiator.

Glazed double doors leading into the kitchen/dining room.

## KITCHEN/DINING ROOM

15'4" x 11'3"

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door. Fitted with a range of oak effect wall and base units with black granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Integrated electric oven, grill and four ring gas hob with extractor hood above. Space for fridge freezer. Tiled effect laminate floor. Radiator. Glazed door into the office/snug.



## OFFICE/SNUG

10'7" x 7'7"

Rear facing UPVC double glazed french doors. Tiled effect laminate floor. Radiator. Door into the garage.

## LANDING

Spindle balustrade to the staircase. Doors off to all rooms.

Loft access point.

## BEDROOM ONE

14'8" x 8'8"

Front facing UPVC double glazed window. Radiator

## BEDROOM TWO

11'10" x 8'8"

Rear facing UPVC double glazed window. Radiator.

## BEDROOM THREE

8'11" x 6'5"

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

## BATHROOM

8'5" x 6'3"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath with electric shower



- UPVC double glazed
- Gas central heating
- Bar/games room
- Private rear garden
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 88.6 sq.m (excluding garage)

shower, pedestal wash hand basin and w.c. Tiled walls.

**NO UPWARD CHAIN INVOLVED**

Radiator. Large built-in cupboard housing the wall mounted gas combi central heating boiler.

## OUTSIDE

To the front is an open plan lawned front garden with tarmac driveway providing off road parking and leading to the garage. Further parking could easily be created if the grass was to be removed.

## GARAGE

16'2" x 8'3"

Front up and over access door. Plumbing for washing machine. Electric light and power. Internal door leading back into the office/snug.

The rear garden has been paved for ease of maintenance and to create a large entertaining space which then leads to a large timber bar/games room.

## BAR/GAMES ROOM

19'5" x 11'5"

Currently used as a bar/games room but could be used for a multitude of purposes or even a further work from home space. Fitted with electrics, power points and inset ceiling spotlights and up and down lights to the outside.







## Additional Information

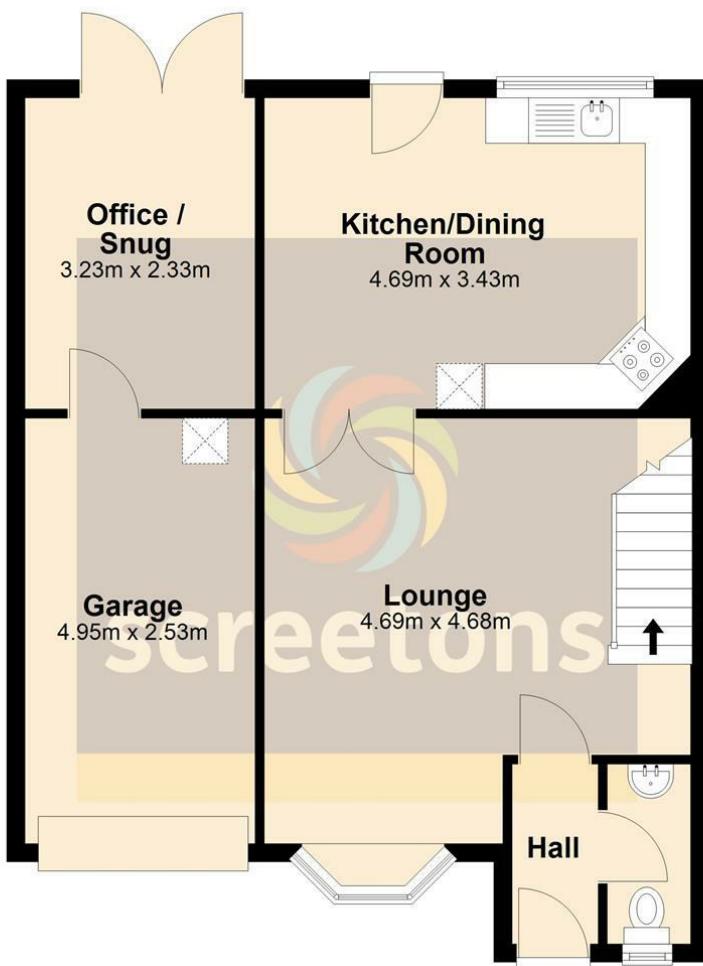
**Local Authority** - Doncaster

**Council Tax** - Band A

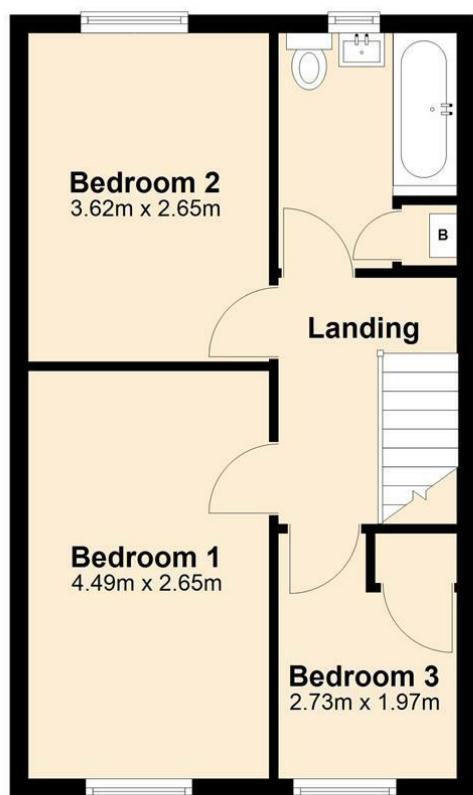
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



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

Thorne Sales  
94 King Street  
Thorne  
Doncaster  
South Yorkshire  
DN8 5BA

01405 816893  
thorne@screetons.co.uk  
www.screetons.co.uk

