



20 St. Michaels Drive  
Thorne DN8 5QF

£160,000

Modern THREE DOUBLE bedroom, three storey semi-detached house overlooking fields. Rear facing lounge/diner with french doors. Fitted kitchen. Ground floor w.c. Family bathroom and en-suite to master bedroom suite. Brick garage and driveway. Lawned garden. Perfect First Time Buy. NO UPWARD CHAIN INVOLVED.



- **THREE DOUBLE BEDROOM SEMI-DETACHED HOUSE** • Arranged over three floors • Rear lounge/diner with french doors

## ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor with useful coat and shoe storage space below.

Doors off to all rooms. Radiator.

## LOUNGE/DINER

13'5" x 11'1"

Rear facing UPVC double glazed french doors with adjoining UPVC double glazed windows. Radiator.

## KITCHEN

9'8" x 6'4"

Front facing UPVC double glazed window. Fitted with a modern range of beech effect wall and base units with marble effect worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Integrated electric oven, four ring hob and extractor hood above. Built-in and concealed fridge freezer and space and plumbing for washing machine. Tiled effect laminate floor. Inset ceiling spotlights. Radiator. Space for breakfast bar if needed.

## W.C

5'3" x 3'2"

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

## FIRST FLOOR LANDING

Doors off to two bedrooms and bathroom. Door leading to the second floor master bedroom. Radiator.

## BEDROOM TWO

13'5" x 8'4"

Two rear facing UPVC double glazed windows. Radiator

## BEDROOM THREE

13'5" x 8'0"

Maximum dimensions. Two front facing UPVC double glazed windows overlooking fields. Radiator.

## BATHROOM

6'9" x 6'7"

Side facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls. Radiator.

## SECOND FLOOR

### MASTER BEDROOM

17'8" x 13'5" max.

Front facing UPVC double glazed window overlooking fields with side facing UPVC double glazed window and rear facing double glazed skylight window with built-in blind. Spindle



- Fitted kitchen, Ground floor w.c. • UPVC double glazed • Gas central heating • Family bathroom • En-suite to second floor master bedroom suite

balustrade to the staircase. Built-in cupboard housing the hot water tank. Radiator. Door into the en-suite shower room.

### EN-SUITE SHOWER ROOM

7'3" x 6'7"

Rear facing double glazed skylight window with fitted blind.

Fitted with a modern fitted suite comprising of a tiled corner shower cubicle with mains shower, pedestal wash hand basin and w.c. Tiled floor. Inset ceiling spotlights. Radiator.

### OUTSIDE

There is a paved path to the front with side driveway providing off road parking and leading to the brick garage with gate to the side leading into the rear garden.

### BRICK GARAGE

19'4" x 8'2"

External dimensions. Brick built with pitched and tiled roof.

Front roller shutter access door.

The rear garden is lawned with timber panelled fencing.



- Brick garage, Driveway, Gardens • Extending to approx. 81.5 sq.m/877 sq.ft



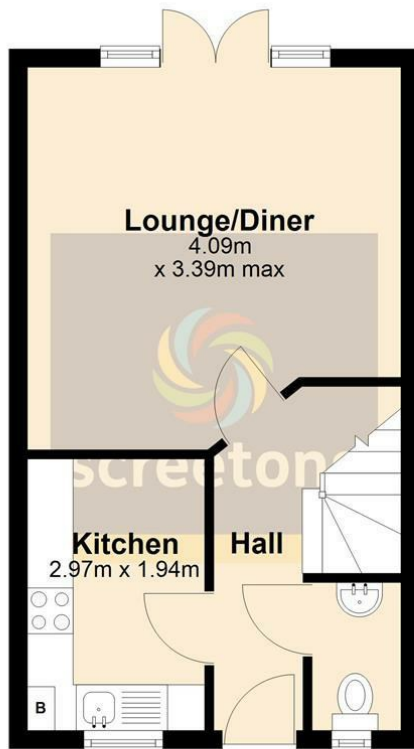


## Additional Information

- Local Authority** - Doncaster
- Council Tax** - Band B
- Viewings** - By Appointment Only

**Tenure** -

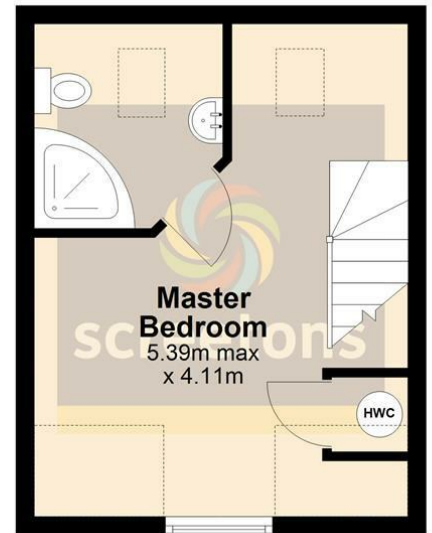
## Ground Floor



## First Floor



## Second Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 78      | 89                      |
| 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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