



8 Coulman Street
Thorne DN8 5JR

Offers Around £170,000

FREEHOLD

VIEWING ESSENTIAL. THREE bedroom semi-detached with large rear garden. Lounge and extended kitchen/diner. UPVC double glazed. Gas central heating. Modern bathroom. Useful loft room. Driveway, Carport and Brick Garage. Close to schools and facilities. Perfect family home.



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- **Extended modern kitchen/diner**
- **Lounge, Gas central heating**

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase to the first floor. Laminate floor. Radiator. Door into the lounge.

LOUNGE

12'10" x 12'1"

Front facing walk-in UPVC double glazed bay window. Feature fireplace with multifuel stove and granite hearth. Laminate floor. Radiator.

KITCHEN/DINER

15'4" x 12'10"

Rear facing UPVC double glazed French doors, UPVC double glazed window and side UPVC double glazed entrance door. Fitted with a modern range of high gloss cream wall and base units with butchers block effect works surfaces incorporating a stainless steel sink and drainer. Free standing range style electric cooker with splashback and extractor hood above. Useful understairs storage cupboard. Tiled floor. Two radiators. Open archway into the utility area. Wall mounted and concealed gas combi central heating boiler.

UTILITY AREA

Side facing UPVC double glazed window. Space and plumbing for washing machine. Tiled floor.

LANDING

Side facing UPVC double glazed window. Staircase to the loft room. Doors off to all rooms

BEDROOM ONE

12'3" x 9'9" max.

Front facing UPVC double glazed window. Built-in sliding door wardrobes. Open access to storage area. Laminate floor. Radiator.

BEDROOM TWO

8'8" x 8'3"

Rear facing UPVC double glazed window. Laminate floor. Radiator.

BEDROOM THREE

7'9" x 5'7"

Front facing UPVC double glazed window. Laminate floor. Radiator.

BATHROOM

7'4" x 5'2"

Side facing UPVC double glazed window. Fitted with a modern white suite comprising of a 'p' shaped bath with multi-jet shower and glass screen above, pedestal wash hand basin and w.c. Fully tiled. Chrome towel radiator.



- UPVC double glazed
- Useful loft room
- Generous sized rear garden
- Driveway, Carport and Garage
- Perfect family home
- Extending to approx. 88.8 sq.m / 956 sq.ft

OUTSIDE

The front garden is walled with wrought iron railings and a block paved driveway and forecourt providing off road parking. The driveway continues to the side and through timber double gates providing further parking and leading to the carport and garage.

DETACHED BRICK GARAGE

20'7" x 10'0"

Front timber double access doors. Side and rear facing windows and side access door. Electric light and power.

The rear garden is a generous size with paved seating area, good sized lawn with a variety of established shrubs, timber panelled fencing and a large useful portacabin/shed/office.







Additional Information

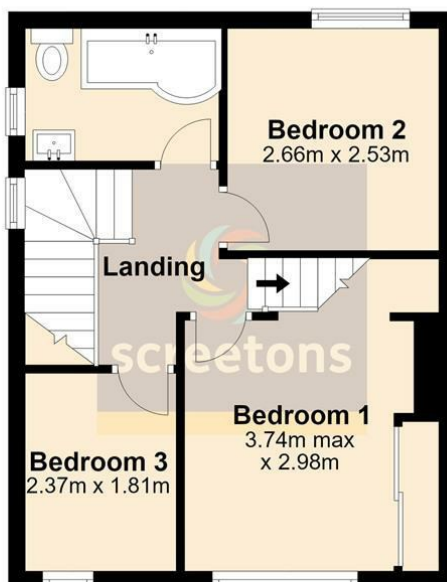
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

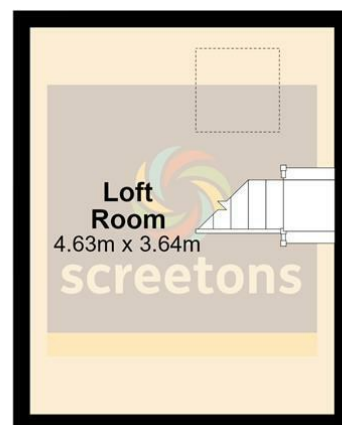
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	48	
(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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