

37 Ellison Street
Thorne DN8 5LE

Offers Over £225,000

FREEHOLD

Traditional style EXTENDED THREE bedroom semi-detached house. REAR PARKING and private gardens. Overlooking memorial park. Entrance hall, lounge and dining room. Modern fitted kitchen. Large extended modern bathroom. UPVC double glazed. Gas central heating. NO UPWARD CHAIN INVOLVED.





• EXTENDED THREE BEDROOM SEMI-DETACHED • Entrance hall, Bay windowed lounge • Dining room, Modern fitted kitchen

ENTRANCE HALL

Front double glazed composite entrance door and feature circular leaded porthole window. Spindle balustrade staircase leading to the first floor. Laminate floor. Radiator. Door into the kitchen.

KITCHEN

15'3" x 8'0"

Rear facing UPVC double glazed window and side UPVC double glazed entrance door. Fitted with modern 'cashmere coloured' handless wall and base units with granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Free standing electric cooker with extractor hood above. Space and plumbing for washing machine and space for fridge freezer. Useful built-in pantry which also houses the wall mounted gas combi central heating boiler. Inset ceiling spotlights. Laminate floor.

DINING ROOM

12'9" x 10'10"

Rear facing UPVC double glazed window. Feature fireplace opening with granite hearth and oak mantel to a log burner. Coved ceiling and picture rail. Radiator. Open access into the lounge.

LOUNGE

11'10" x 10'11"

Measurements do not include the walk-in bay window. Front facing UPVC double glazed walk-in bay window. Coved ceiling and picture rail. Radiator.

LANDING

Side facing UPVC double glazed window. Spindle balustrade to the staircase. Loft access point. Doors off to all rooms.

BEDROOM ONE

12'10" x 10'10"

Measured to back of wardrobes. Rear facing UPVC double glazed window. Built-in sliding door wardrobes to one wall. Coved ceiling and picture rail. Radiator.

BEDROOM TWO

10'11" x 10'10"

Front facing UPVC double glazed window. Built-in sliding door wardrobes to one wall. Coved ceiling and picture rail. Radiator.

BEDROOM THREE

7'7" x 7'4"

Front facing UPVC double glazed window. Radiator.





• Modern fitted bathroom • UPVC double glazed • Gas central heating • Front and rear gardens • Two driveways • NO UPWARD CHAIN INVOLVED • Extending to approx. 93.6 sq.m / 1,007 sq.ft

BATHROOM

13'1" x 7'11"

Rear facing UPVC double glazed window. Fitted with a four piece suite comprising of a panelled bath, tiled double shower cubicle with mains shower, vanity wash hand basin and w.c. Tiled walls. Chrome towel radiator.

OUTSIDE

The front garden is walled with wrought iron gates and has been attractively planted with established shrubs and perennial plants with lawn to the centre. A wrought iron and timber gates leads to the rear.

A service road to the left of the property, shared with the neighbours, provides car access to the rear where there are two driveway and parking areas providing ample off road parking.

The rear garden is split into two areas, the first, immediately behind the house is walled with block paved patio/driveway also providing the first parking area if required or an ideal seating area. An outside cold water tap is fitted. The second garden is beyond the service road and has a wide concreted area, ideal for side by side parking, flanked with a box topiary hedge with established hydrangeas. A path then leads into the lawned garden with established shrub borders, greenhouse, timber log store area, summerhouse and a large sectional workshop/storage shed (4.85m x 2.51m).

NO UPWARD CHAIN INVOLVED

INFORMATION

Broadband

Basic 17 Mbps

Superfast 80 Mbps

Ultrafast 2000 Mbps









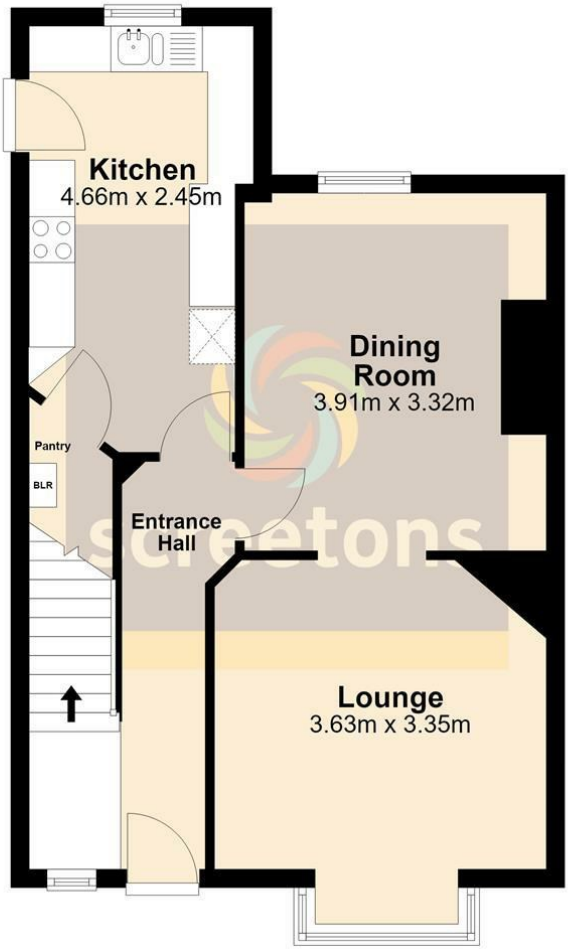




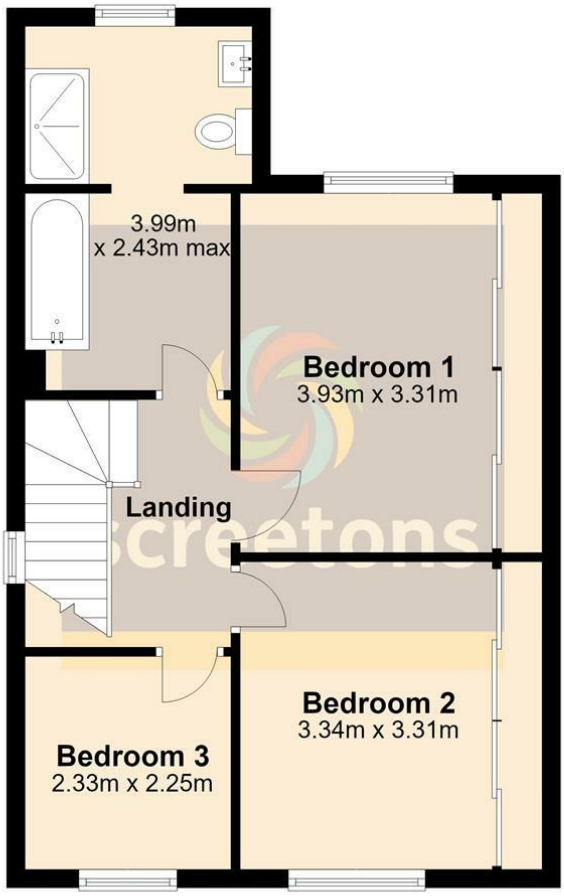
Additional Information

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

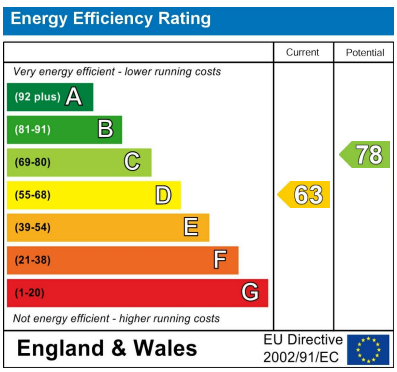
Ground Floor



First Floor







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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