



**Church Balk, Thorne Doncaster DN8 5BU**



**welcome to**

## **Church Balk, Thorne Doncaster**

Welcome to Church Balk, in a popular area of Thorne a large corner plot with no upward chain, this home boasts two reception rooms, three good size bedrooms and bathroom with a family size kitchen, it is the perfect opportunity for a buyer to add their own stamp. Call now to book a viewing!



### **Lounge**

22' 10" max x 11' 3" ( 6.96m max x 3.43m )

The spacious family lounge benefits from a front facing double glazed window, with patio doors leading to the side of the property, two centrally heated radiators and carpet floor covering.

### **Reception Room**

14' 6" x 9' 6" ( 4.42m x 2.90m )

A bright and versatile reception room offering flexible space for a variety of uses, comprising of a front facing double glazed window, a centrally heated radiator and access to the kitchen and hallway.

### **Kitchen**

16' 10" max x 7' 10" max ( 5.13m max x 2.39m max )

The kitchen benefits from two rear facing double glazed windows, fitted wall & base units with worktops, integrated fridge & freezer, fitted sink & drainer with a gas cooker, under stairs cupboard and a upvc door leading to the rear garden.

### **Landing**

With stairs rising from the ground floor providing access to all bedrooms and bathroom.

### **Bedroom One**

11' 3" x 10' 3" ( 3.43m x 3.12m )

Bedroom one comprises of a front facing double glazed window, carpet floor covering & centrally heated radiator with fitted wardrobes.

### **Bedroom Two**

11' 9" x 9' 3" ( 3.58m x 2.82m )

Bedroom two comprises of a rear facing double glazed window, carpet floor covering & centrally heated radiator.

### **Bedroom Three**

14' 1" x 9' 7" ( 4.29m x 2.92m )

Bedroom three comprises of a front & rear facing double glazed window, carpet floor covering & centrally heated radiator, storage cupboard.

### **Bathroom**

The bathroom benefits from a white low flush w/c, wash hand basin & large corner bath with tiling to walls, a centrally heated radiator and shower cubicle.

### **Outside & Exterior**

To the front of the property there is a low maintenance lawn space, the side of the property is paved ideal for a patio area, the driveway leads to the garage.



***view this property online*** [williamhbrown.co.uk/Property/THN105258](http://williamhbrown.co.uk/Property/THN105258)



welcome to

## Church Balk, Thorne Doncaster

- GUIDE PRICE £165,000
- Extended Semi-Detached Property
- Two Reception Rooms
- Ample Parking
- Close To Amenities & Schools

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

**£165,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/THN105258](https://williamhbrown.co.uk/Property/THN105258)



Property Ref:  
THN105258 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01405 812334**



[thorne@williamhbrown.co.uk](mailto:thorne@williamhbrown.co.uk)



8 King Street, Thorne, DONCASTER, South  
Yorkshire, DN8 5BA



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**