



89 Ellison Street
Thorne DN8 5LJ

Offers Around £155,000

FREEHOLD

Perfect First Time Buy. Spacious THREE bedroom semi-detached house with double aspect lounge with french doors, dining room and large modern fitted kitchen/diner. Modern bathroom. UPVC double glazed. Gas central heating. Block paved driveway with parking for multiple cars. Rear garden with games room. Close to schools and facilities. Viewing Essential.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Double aspect lounge with French doors • Dining room, Modern fitted kitchen

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Doors off to the lounge and dining room.

Timber flooring.

LOUNGE

15'10" x 10'9"

Double aspect with front facing UPVC double glazed window and rear facing UPVC double glazed French doors opening into the garden. Feature log burner with slate tiled hearth.

Two radiators.

DINING ROOM

10'11" x 10'9"

Front facing UPVC double glazed window. Feature inset log burner with granite hearth. Useful understairs storage cupboard. Radiator. Door through to the kitchen.

KITCHEN

14'0" x 8'9"

Rear and side facing UPVC double glazed windows and rear UPVC double glazed entrance door. Fitted with a modern range of high gloss white wall and base units with butchers block worksurfaces incorporating a stainless steel one and a half bowl sink and drainer and splashback tiling. Integrated

five ring gas hob with oven and grill, stainless steel

splashback and extractor. Integrated undercounter fridge and

freezer. Space and plumbing for washing machine. Inset

ceiling spotlights. Tiled floor.

LANDING

Doors off to all rooms. Loft access. Radiator.

BEDROOM ONE

15'10" x 10'11"

Front and rear facing UPVC double glazed windows. Built-in wardrobes with sliding mirror doors. Useful built-in storage cupboard. Radiator.

BEDROOM TWO

10'11" x 10'9"

Front facing UPVC double glazed window. Radiator. Useful built-in storage cupboard. Wall mounted gas combi central heating radiator.

BEDROOM THREE

8'9" x 6'1"

Side facing UPVC double glazed window. Radiator.



- UPVC double glazed
- Gas central heating
- Block paved driveway/parking
- Rear garden with games room

BATHROOM

7'6" x 4'10"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath with mains shower and glass screen over, pedestal wash hand basin and w.c. Tiled walls and floor. Chrome towel radiator.

OUTSIDE

There is a block paved forecourt/driveway providing ample off road parking, set behind a brick boundary wall. A path leads to the side leads into the rear garden with block paved and gravelled patio areas, fire pit and large games/garden room. An outside cold water tap is fitted.

GAMES/GARDEN ROOM

17'8" x 16'5" max.

Measured to maximum points. Front UPVC double glazed french doors and two UPVC double glazed windows. Electric light and power. Bar and pool table included within the sale.



- Close to shops, schools & facilities • Perfect First Time Buy • Extending to approx. 85 sq.m / 915 sq.ft





Additional Information

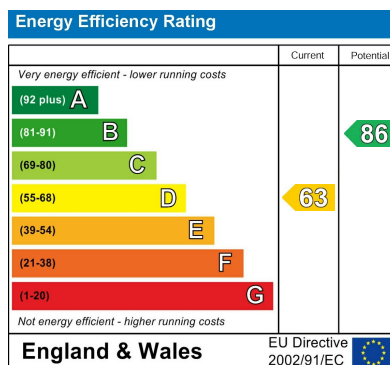
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

Tenure - Freehold

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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