



42 Orchard Street  
Thorne DN8 5EJ

Offers Around £160,000

**FREEHOLD**

BACK ON THE MARKET - \*No Fault of the Property\* UNIQUE LOCATION - Adjacent to the canal with fabulous views. THREE bedroom semi-detached house with no upward chain. Private driveway and gardens to the front, side and rear. Lounge, Fitted kitchen/diner and Conservatory. Perfect First Time Buy or Downsize. Highly popular residential area.



- **THREE BEDROOM SEMI-DETACHED HOUSE** • Unique location with fabulous canal views • Open plan lounge, Fitted kitchen/diner

### ENTRANCE PORCH

Front composite double glazed entrance door. Radiator. Door into the lounge and w.c.

### W.C

5'8" x 2'10"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a wash hand basin and w.c. Radiator.

### LOUNGE

14'11" x 13'5"

Front facing UPVC double glazed window. Feature timber fireplace with marble hearth and inset to an electric fire. Two radiators.

### KITCHEN/DINER

14'11" x 9'4"

Rear facing UPVC double glazed window and double glazed sliding patio doors leading into the conservatory. Fitted with a range of white painted wall and base units with granite effect laminate worksurfaces incorporating a stainless steel sink and drainer with splash back tiling. Integrated electric oven, four ring gas hob with extractor hood above. Wall mounted gas central heating boiler. Radiator.



### CONSERVATORY

9'3" x 6'8"

Front, side and rear facing UPVC double glazed windows and side UPVC double glazed French doors. Tiled floor.

### LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Built-in cupboard housing the hot water tank. Loft access.

### BEDROOM ONE

12'2" x 8'6"

Front facing UPVC double glazed window. Radiator.

### BEDROOM TWO

10'6" x 7'7" min.

Rear facing UPVC double glazed window. Radiator.

### BEDROOM THREE

7'1" x 6'7"

Rear facing UPVC double glazed window. Radiator.

### BATHROOM

6'1" x 6'0"

Front facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with electric



- UPVC double glazed, Conservatory • Gas central heating • Gardens to three sides • Driveway, Perfect First Time Buy • NO UPWARD CHAIN INVOLVED • Extending to approx. 73.7 sq.m

shower and glass screen over, pedestal wash hand basin and w.c. Tiled walls. Radiator.

## OUTSIDE

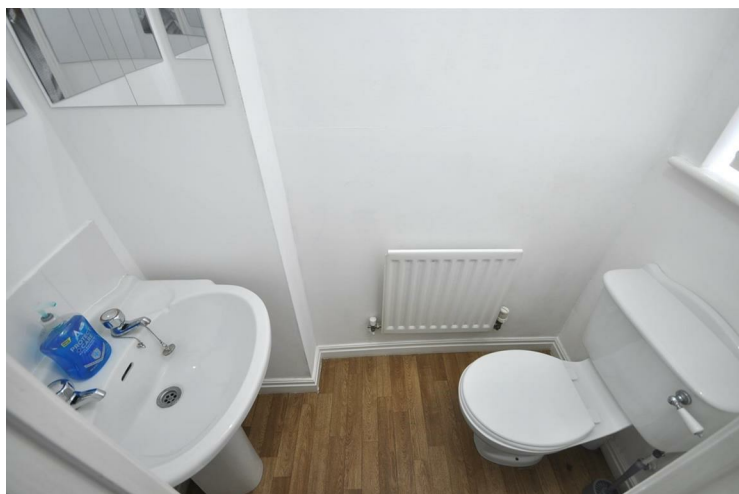
The property stands prominently on an enviable plot adjacent to the canal. There is a driveway providing off road parking with a front lawned garden which continues to the side, with planted borders and a gate into the rear garden.

The side and rear gardens are lawned with established shrubs and planted borders, paved patio seating areas, timber panelled fencing and a timber garden shed.

## NO UPWARD CHAIN INVOLVED

## LOCATION

Located adjacent to the canal there are pleasant walks immediately to the side of the house leading into the town centre/shopping area and over the lock and along the opposite side of the canal, making this a superb location for those with dogs or that enjoy walking or cycling.





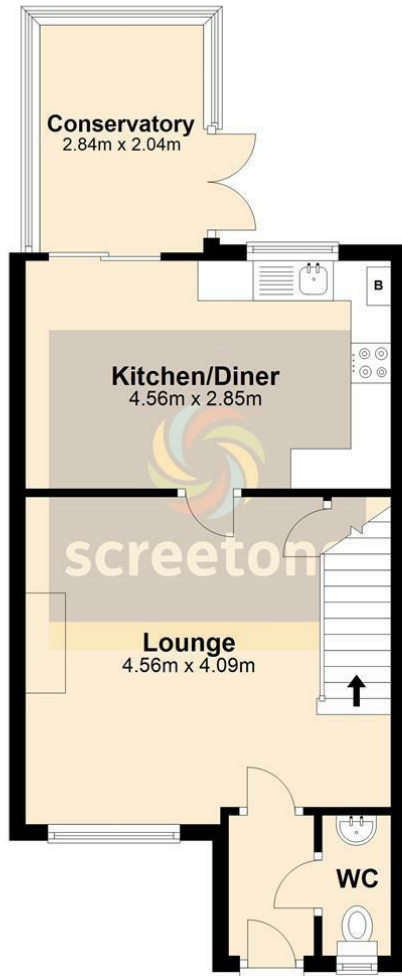


## Additional Information

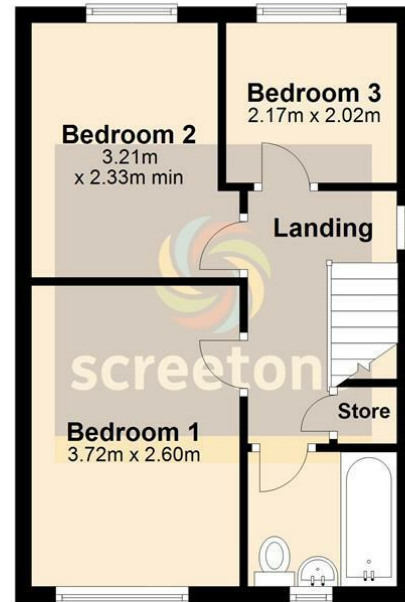
**Local Authority** - Doncaster  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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