



**78 Haynes Road  
Thorne DN8 5HT**

**Offers Over £120,000  
FREEHOLD**

NO UPWARD CHAIN INVOLVED. Spacious THREE bedroom mid terraced house. Ideal First Time Buy. Lounge and fitted kitchen/diner. UPVC double glazed. Gas central heating. Off road parking space. Good sized rear garden. Close to shops, schools & facilities.



- SPACIOUS THREE BEDROOM MID TERRACED HOUSE
- Lounge, Fitted kitchen/diner
- UPVC double glazed

## ENTRANCE LOBBY

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor. Radiator. Door into the lounge.

## LOUNGE

15'0" x 11'10"

Front facing UPVC double glazed window. Timber fireplace with marble hearth and inset to a coal effect gas fire. Radiator. Door into the kitchen/diner.

## KITCHEN/DINER

18'1" x 10'0"

Two rear facing UPVC double glazed windows and rear UPVC double glazed entrance door. Fitted with a range of cream wall and base units with granite effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with splashback tiling. Free standing gas cooker. Space for washing machine and fridge freezer. Radiator. Wall mounted gas combi central heating boiler. Useful understairs storage cupboard.

## LANDING

Doors off to all rooms. Useful built-in storage cupboard. Loft access point.

## BEDROOM ONE

11'11" x 10'9" min.

Measurements not including door recess. Front facing UPVC double glazed window. Fitted wardrobes, cupboards and beside cabinets. Radiator.

## BEDROOM TWO

12'2" x 8'10" min.

Rear facing UPVC double glazed window. Useful built-in storage cupboard. Radiator.

## BEDROOM THREE

9'2" x 8'3"

Front facing UPVC double glazed window. Built-in cupboard. Radiator.

## SHOWER ROOM

7'6" x 5'6"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Radiator.

## OUTSIDE

To the front is a walled front garden with concrete driveway providing off road parking with planted shrub borders. A gate through the side passageway leads into the private rear



- Gas central heating
- Shower room
- Good sized lawned rear garden
- Off road parking space
- Close to Schools & shops
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 79.9 sq.m

garden. The benefit of the passageway means the upstairs is larger as it runs over part of this making a larger third bedroom.

The rear garden is a good size with lawn, timber shed and useful brick outbuilding with electrics.

#### BRICK OUTBUILDING

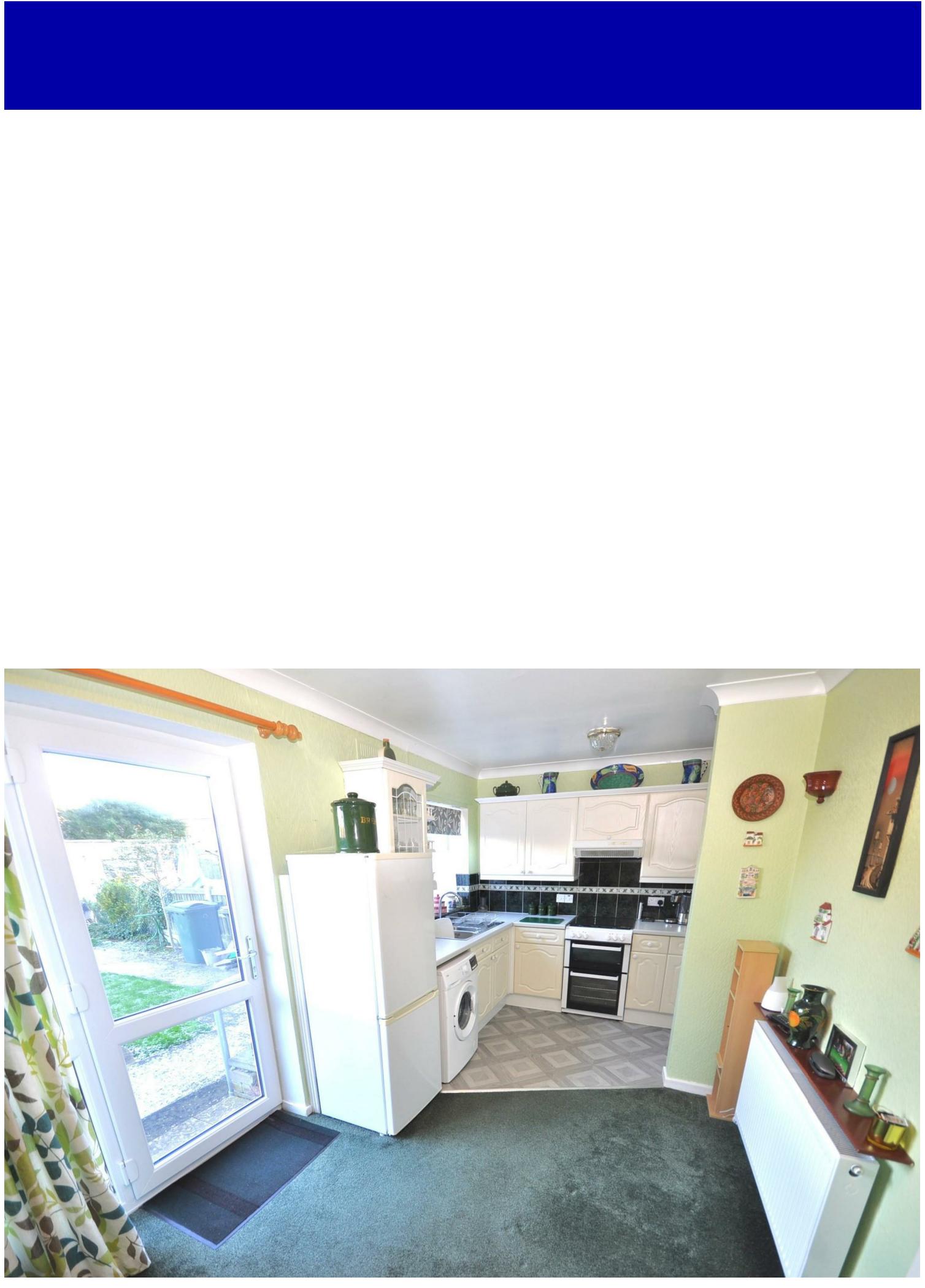
5'7" x 2'11"

With electric power.

#### NO UPWARD CHAIN INVOLVED

Many items of furniture within the property are available to be included in the sale if required.







## Additional Information

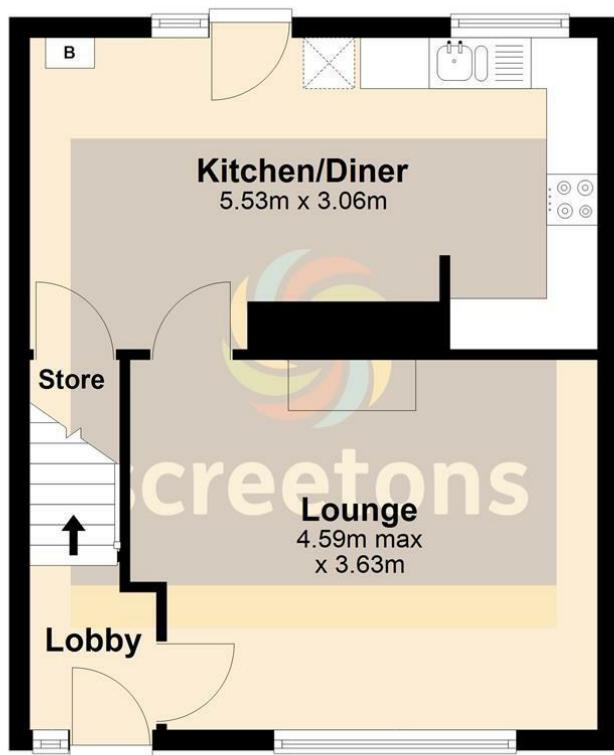
**Local Authority** - Doncaster

**Council Tax** - Band A

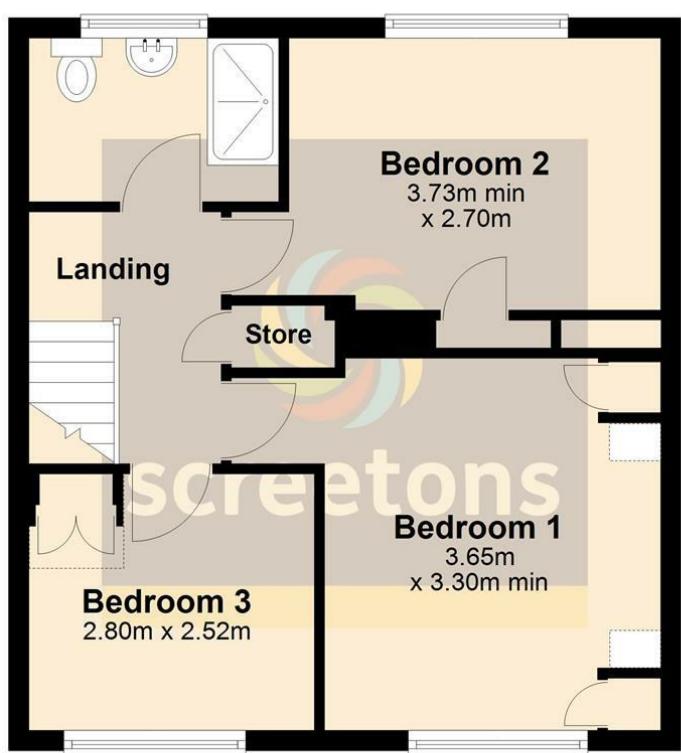
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



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