



20 Union Road
Thorne DN8 5EL

Offers Over £170,000
FREEHOLD

VIEWING ESSENTIAL - Fully refurbished THREE bedroom semi-detached house. Spacious accommodation with Lounge, Dining room and Modern Kitchen/breakfast room. Large modern bathroom. UPVC double glazed. Gas central heating. LARGE private rear garden. NO UPWARD CHAIN.



- THREE BEDROOM SEMI-DETACHED
- Fully refurbished throughout
- Lounge, Dining room, G/floor w.c.
- Modern fitted kitchen/breakfast room

INFORMATION

The property has undergone an extensive full refurbishment including re-wire, new central heating and boiler, re-plastering and brand new kitchen and bathroom in the past three years.

ENTRANCE HALL

Front UPVC double glazed composite entrance door. Staircase leading to the first floor. Laminate floor. Radiator. Door into the dining room.

DINING ROOM

13'1" x 12'5"

Rear facing UPVC double glazed window. Feature chimney opening with tiled hearth. Open access into the lounge. Radiator. Door into the kitchen/breakfast room.

LOUNGE

12'11" x 12'5" excluding bay window

Front facing UPVC double glazed walk in bay window. Feature chimney opening with tiled hearth and high level T.V aerial and power socket. Radiator.

KITCHEN/BREAKFAST ROOM

16'2" x 8'10"

Rear and side facing UPVC double glazed windows and side

UPVC double glazed entrance door. Fitted with a modern range of dove grey shaker style wall and base units with marble effect worksurfaces and upstands incorporating a one and a half bowl sink and drainer. Integrated electric oven, four ring gas hob with glass splashback and extractor hood. Concealed wall mounted gas combi boiler. Inset ceiling spotlights. Contemporary style radiator. Door into the w.c.

W.C

5'1" x 2'9"

Fitted with a white w.c and pedestal wash hand basin with tiled splashback.

LANDING

Spacious landing with spindle balustrade to the staircase. Loft access. Built-in storage cupboard.

BEDROOM ONE

12'11" x 9'9"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

12'5" x 10'5"

Rear facing UPVC double glazed window. Radiator.



- UPVC double glazed
- Gas central heating
- Re-wired, Re-plastered
- Large modern bathroom
- Large Gardens, Viewing Essential
- Extending to approx. 104 sq.m

BEDROOM THREE

15'10" x 8'10"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

9'11" x 6'2"

Front facing UPVC double glazed window. Fitted with a new white suite comprising of a 'P' shaped panelled bath with main shower and glass screen, pedestal wash hand basin and w.c. Chrome towel radiator. Tiled walls.

OUTSIDE

There is a walled front garden with slate chippings for ease of maintenance and a wrought iron gate leading to the side and into the private rear garden.

The rear garden has an Indian sandstone paved patio, lawn and timber panelled fencing with useful storage shed. There is a further area of garden included in the sale, shown on the photographs, which backs onto Queens Court which is a small cul-de-sac.

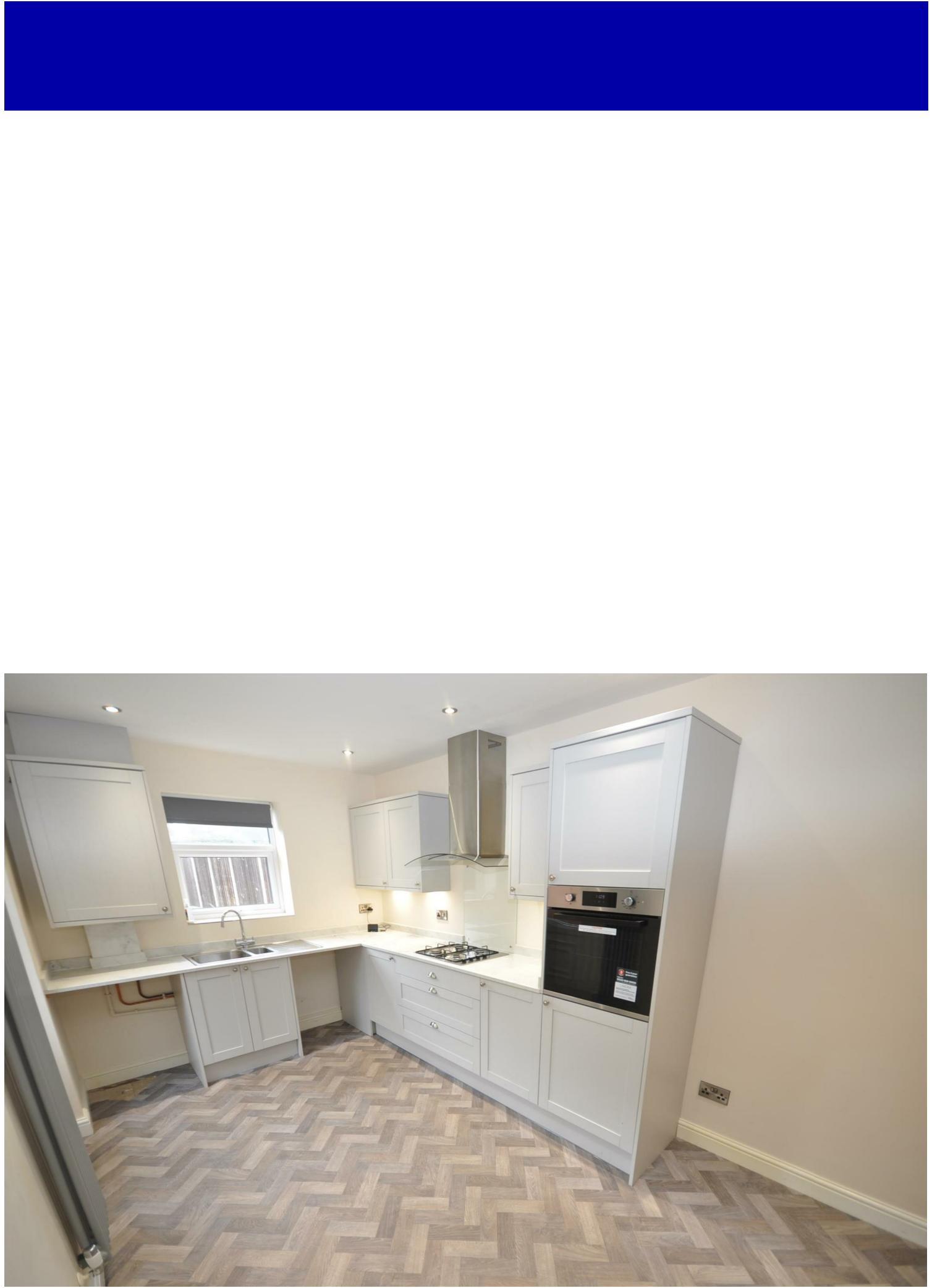
NO UPWARD CHAIN INVOLVED

WHY CHOOSE THORNE?

We are located at junction 6 of the M18 motorway, opening

up the M62, M180 and A1, making Leeds, Sheffield York and Hull all easily accessible. We have two train stations, regular bus services, a selection of primary and a secondary school, lots of independent shops including Post Office, greengrocers, butchers, bakers and hairdressers to name but a few. Larger retail shops including Aldi, B & M, KFC, Lidl, McDonalds, Screwfix, Toolstation and Taco Bell. We also have Doctors, Dentists, Sports centre, Opticians and solicitors, there is literally something for everyone. If you enjoy walking we have lots of canal side walks, access to Thorne Moors and woodland areas, several fishing lakes and golf courses all on the doorstep, why don't you visit us and see for yourself? Not forgetting the Yorkshire Wildlife park which is within close proximity too.







Additional Information

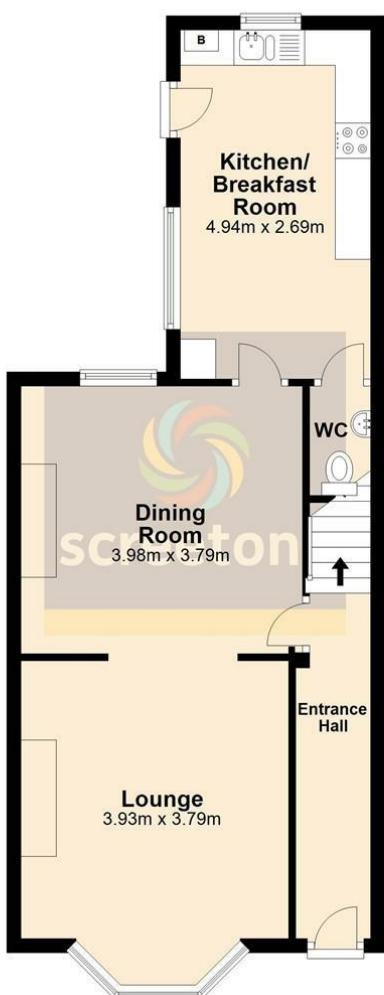
Local Authority - Doncaster

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		85
(69-80) C		
(55-68) D	63	
(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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