



6 The Old Nursery Yard Thorne DN8 5LG

Offers Over £190,000
FREEHOLD

VIEWING ESSENTIAL. Deceptively large THREE bedroom end townhouse. Small popular residential estate. Spacious lounge/diner with french doors and modern fitted kitchen. Family bathroom plus en-suite. UPVC double glazed. Gas central heating (new boiler 2023). Immaculate rear garden. Driveway and garage. **NO UPWARD CHAIN INVOLVED.**



- SPACIOUS THREE BEDROOM END TOWNHOUSE • Entrance hall, Ground floor w.c. • Recently fitted and modern kitchen

ENTRANCE HALL

Front composite double glazed entrance door. Oak spindle balustrade staircase leading to the first floor with useful understairs storage cupboard. Doors off to all rooms.

LOUNGE/DINING ROOM

20'0" x 12'2"

Rear facing UPVC double glazed window and French doors leading into the rear garden. Wall mounted electric fire. Laminate floor. Radiator.

KITCHEN

11'5" x 10'3"

Front facing UPVC double glazed window. Fitted with modern navy coloured shaker style wall and base units with marble effect laminate work surfaces incorporating an inset sink with tiled splashbacks. Built-in 5 ring gas hob, electric oven, grill and microwave. Integrated and concealed washer, dryer, dishwasher and fridge freezer. Timber effect ceramic tiled floor. Inset ceiling spotlights and under cabinet lighting. Concealed wall mounted gas combi central heating boiler (New 2023). Radiator.

W.C

4'9" x 3'3"

Fitted with a white w.c and wash hand basin. Radiator.

LANDING

Front facing UPVC double glazed window. Oak spindle balustrade to the staircase. Radiator. Loft access. Useful built-in towel and toiletry storage cupboard. Doors off to all rooms.

MASTER BEDROOM

11'10" x 11'2"

Rear facing UPVC double glazed window. Built in grey and mirrored sliding door wardrobes with bespoke internal fitted storage. Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

5'1" x 4'9"

Fitted with a modern suite comprising of a tiled shower cubicle with mains shower and w.c. Marble effect tiled walls. Towel radiator.

BEDROOM TWO

11'3" x 7'7"

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

11'8" x 8'6"

Rear facing UPVC double glazed window. Radiator.



- Spacious rear lounge/diner with french doors
- Master bedroom with newly fitted en-suite
- UPVC double glazed (ground floor new 2026)

BATHROOM

6'5" x 5'5"

Side facing UPVC double glazed window. Fitted with a white suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls. Radiator.

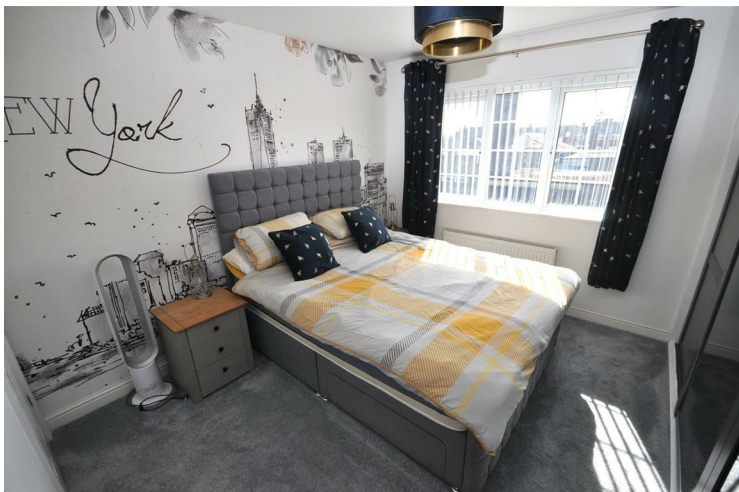
OUTSIDE

There is a block paved driveway providing off road parking and leading to the garage. A path to the side gives private access into the rear garden.

SEMI-DETACHED BRICK GARAGE

Front remote control electric roller shutter access door.

The rear garden has been recently landscaped with lawn and an indian sandstone paved patio with timber panelled fencing. A path to the side leads back to the front driveway.



- Gas central heating (new boiler 2023)
- Driveway, Brick garage
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 85.1 sq.m / 916 sq.ft



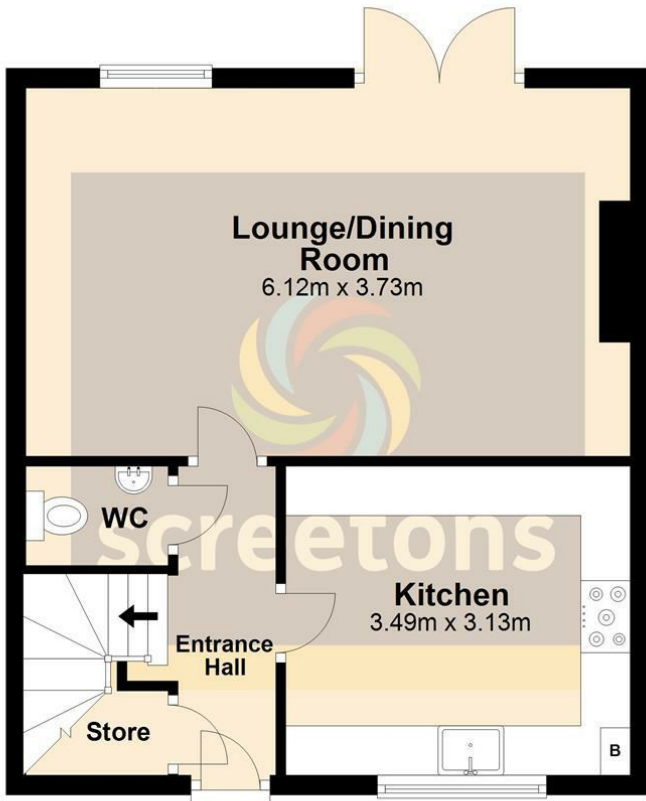


Additional Information

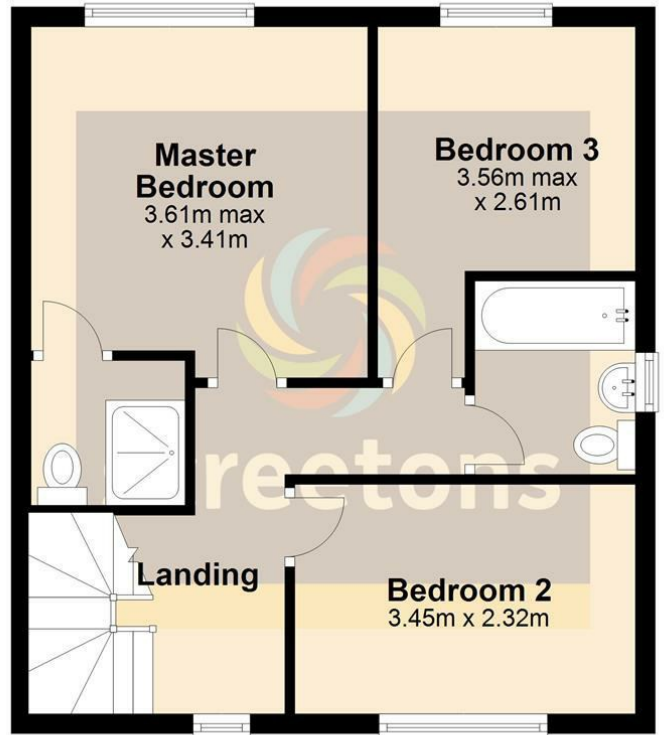
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		73	
(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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