



44 Grampian Way  
Thorne DN8 5YP

Offers Around £165,000

**FREEHOLD**

EXTENDED THREE bedroom semi-detached house. Lounge, fitted kitchen/diner and sun room. Bathroom and Shower room. Large attached brick garage. Private rear garden. Driveway. Viewing essential to appreciate potential and space. NO UPWARD CHAIN INVOLVED.





- EXTENDED THREE BEDROOM SEMI-DETACHED
- Lounge, Fitted kitchen/diner, Sun Room
- UPVC double glazed

## ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Door into the lounge. Wall mounted electric radiator.

## LOUNGE

14'8" x 11'8"

Front facing UPVC double glazed window. Electric heater.

Door into the kitchen/diner.

## KITCHEN/DINER

14'11" x 8'8"

Two rear facing UPVC double glazed windows and rear UPVC double glazed door opening into the sunroom. Fitted with a range of wall and base units with laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with splashback tiling. Space to fit washing machine, fridge freezer and electric cooker. Electric storage heater. Useful understairs storage cupboard.

## SUNROOM

13'8" x 8'0"

Side timber access door and rear sliding patio doors. Single glazed windows. Timber floor. Electric lighting and power.



## LANDING

Doors off to all rooms. Built-in cupboard housing the hot water cylinder. Small timber staircase giving access to the boarded loft space with rear skylight window and electric lighting and power.

## BEDROOM ONE

14'9" x 12'5" max.

Two front facing UPVC double glazed windows.

## BEDROOM TWO

11'9" x 8'5"

Front facing UPVC double glazed window. Wall mounted electric radiator. This room could easily be altered to incorporate part of the landing and the second bathroom to create an en-suite master bedroom.

## BEDROOM THREE

10'9" x 8'6"

Rear facing UPVC double glazed window. Wall mounted electric radiator.

## SHOWER ROOM

5'11" x 5'5"

Rear facing UPVC double glazed window. Fitted with a tiled shower cubicle with mains shower, vanity wash hand basin



- Gas connected (not in use) • Bathroom and Shower room • Large Garage, Driveway • Private lawned rear garden

and w.c.

## BATHROOM

8'5" x 5'11" max.

Two rear facing UPVC double glazed windows. Fitted with a white suite comprising of a panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Tiled walls.

## OUTSIDE

There is an open plan lawned front garden with established shrubs and concrete driveway providing off road parking and leading to the garage.

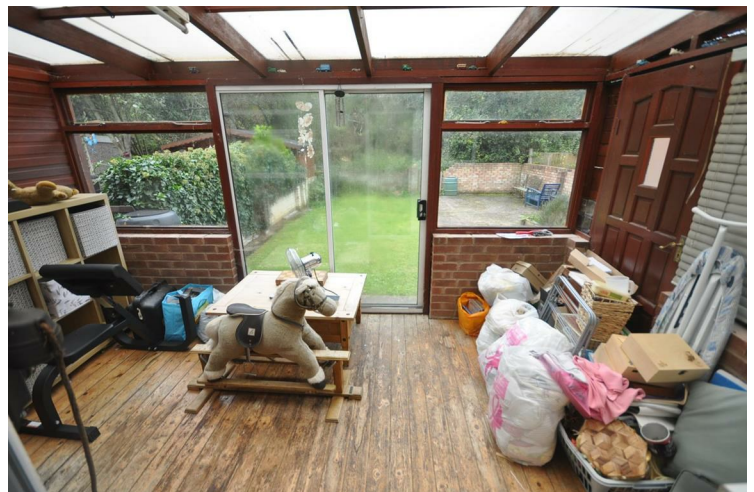
## GARAGE

23'9" x 8'7"

Front up and over access door. Rear timber double doors leading into the rear garden. Electric light and power installed.

The rear garden is lawned with walled boundaries and a large concreted patio area.

## NO UPWARD CHAIN INVOLVED



- Popular residential area • NO UPWARD CHAIN INVOLVED • Extending to approx. 96 sq.m exc. garage







## Additional Information

**Local Authority** - Doncaster Metropolitan

Borough Council

**Council Tax** - Band B

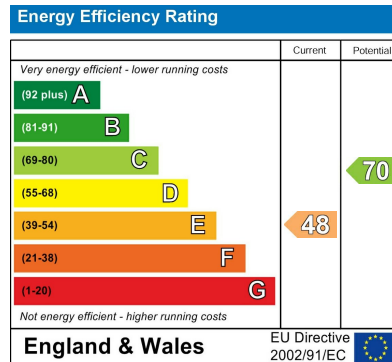
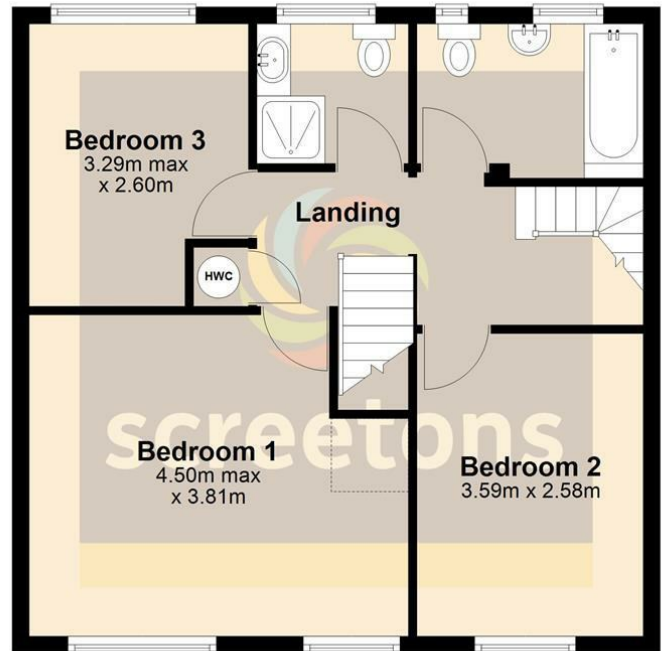
**Viewings** - By Appointment Only

**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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