



22 Millfield Road  
Thorne DN8 4DG

Offers Over £190,000

**FREEHOLD**

EXTENDED and Immaculately presented THREE DOUBLE bedroom semi-detached house. Large lounge/dining room, Spacious fitted kitchen and Sun room. Owned Solar panels. UPVC double glazed. Gas central heating. 19' Garage, Driveway & Gardens. Viewing essential to appreciate size.





- EXTENDED THREE DOUBLE BEDROOM SEMI-DETACHED • Large lounge/diner, Ground floor w.c. • Spacious kitchen, Sun Room

## ENTRANCE HALL

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

## LOUNGE/DINING ROOM

17'4" x 15'1" max.

Front facing UPVC double glazed bow window. Wall mounted electric fire with high level power points for wall mounted T.V. Built-in display shelves to the chimney alcoves. Radiator. Door into the kitchen.

## KITCHEN

17'3" x 8'9"

Rear and side facing UPVC double glazed windows and rear UPVC double glazed door leading into the sun room. Fitted with a range of oak effect wall and base units with granite effect worksurfaces incorporating a sink and drainer and splashback tiling. Integrated four ring gas hob with extractor hood above and built-in high level 'Bosch' electric oven and microwave. Concealed fridge freezer. Tiled effect laminate floor. Radiator. Door into the side lobby.

## SUN ROOM

15'5" x 11'9"

Brick based with UPVC double glazed windows and insulated

tilled roof with inset spotlights. Tiled effect laminate floor. Radiator. UPVC double glazed door leading into the garden.

## SIDE LOBBY

Side UPVC double glazed entrance door leading from the driveway. Door into the w.c. Radiator. Tiled effect laminate floor.

## W.C

Fitted with a white w.c with integrated wash hand basin and tiled walls. Tiled effect laminate floor.

## LANDING

Side facing UPVC double glazed window. Spindle balustrade to the staircase. Loft access to part board loft with pull down ladders, lighting and also housing the wall mounted gas combi boiler. Doors off to all rooms.

## BEDROOM ONE

15'7" x 12'0"

Rear facing UPVC double glazed window. Fitted with an extensive range of wardrobes, drawers and shelves to two walls and built-in bedside cabinets display shelves and wall cupboards over the bed area. Two radiators.



- UPVC double glazed
- Gas central heating
- Modern shower room
- Gardens, Driveway & Garage
- Fitted wardrobes to all bedrooms
- Owned solar panels
- Extending to approx. 107.5 sq.m

## BEDROOM TWO

12'2" x 11'3"

Front facing UPVC double glazed window. Fitted with a range of built-in wardrobes to one wall. Radiator.

## BEDROOM THREE

12'7" x 7'5"

Rear facing UPVC double glazed window. Fitted with a range of built-in wardrobes which then extend to wall mounted cupboards above the bed area. Radiator.

## SHOWER ROOM

Side facing UPVC double glazed window. Fitted with a modern white suite comprising of a double shower cubicle with PVC marble effect panelled walls and mains shower, pedestal wash hand basin and w.c. Chrome towel radiator.

## OUTSIDE

There is a concreted forecourt and driveway providing off road parking and leading to the garage. A gate to the side leads into the private garden.

The side garden has a patterned concrete patio with lawn and access to a timber bar and timber panelled fencing. There is a hidden lawned garden behind the conservatory and a path

leads behind the timber bar and to the side pedestrian door to access the garage.

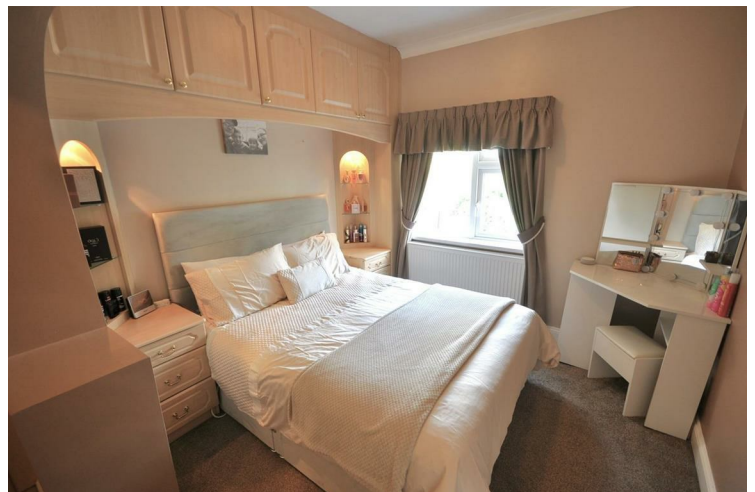
## GARAGE

19'6" x 12'11"

Up and over access door. Two UPVC double glazed windows. Side pedestrian access door. Electric light and power. Ample space for tumble dryer and additional fridge/freezer.

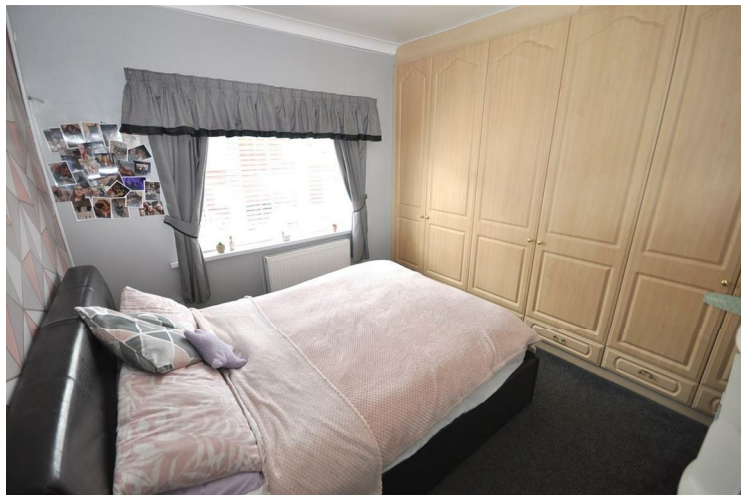
## SOLAR PANELS

Solar panels have been installed which are owned and paid for offering significant electricity savings.









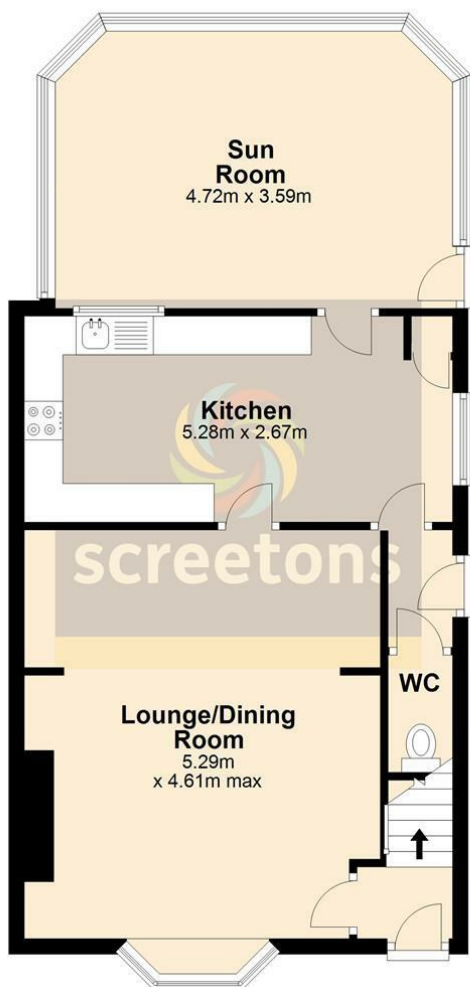
## Additional Information

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	79
(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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