



4 Peel Hill Road
Thorne DN8 5LT

Offers Around £130,000

FREEHOLD

Perfect First Time Buy. Spacious THREE bedroom mid terraced house. Lounge and generous sized fitted kitchen/breakfast room. Quiet side road. UPVC double glazed. Gas central heating. Larger 3rd bedroom. Front and rear gardens. Close to shops and schools.



- **THREE BEDROOM MID TERRACED HOUSE** • Spacious lounge, Fitted kitchen/breakfast room • UPVC double glazed

INFORMATION

As the property is a mid terrace with the side passageway/ginnel, your first floor accommodation is slightly wider making a larger third bedroom, ideal for those wanting better bedroom sizes.

ENTRANCE LOBBY

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

LOUNGE

14'11" x 11'11"

Front facing UPVC double glazed bow window. Fireplace opening. Radiator. Door into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

18'2" x 10'0"

Rear facing UPVC double glazed window and rear UPVC double glazed French doors. Fitted with a range of wall and base units with butchers block effect laminate worksurfaces which extend into a breakfast bar. Integrated one and a half bowl sink and drainer with tiled splashbacks. Built-in electric oven and four ring hob with extractor hood above. Space for washing machine, dryer and fridge freezer. Tiled effect

laminated floor. Inset ceiling spotlights. Useful understairs storage cupboard. Tall radiator. Concealed wall mounted gas central heating boiler.

LANDING

Spindle balustrade to the staircase. Loft access point. Doors off to all rooms. Useful built-in storage/airing cupboard.

BEDROOM ONE

11'6" x 10'7"

Measurements not including door recess. Front facing UPVC double glazed window. Useful built-in cupboard. Radiator.

BEDROOM TWO

12'1" x 8'11"

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

BEDROOM THREE

9'1" x 8'6"

Front facing UPVC double glazed window. Radiator.

BATHROOM

7'6" x 5'5"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with electric



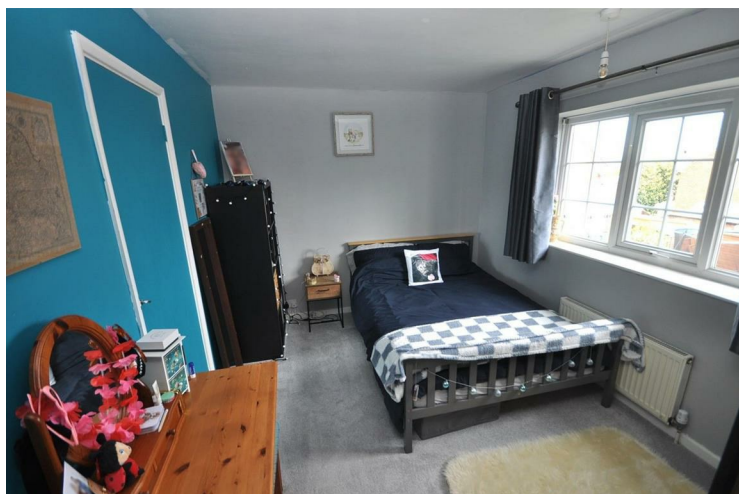
- Gas central heating • Front and rear gardens • Close to shops & schools • Quiet residential side road • Perfect First Time Buy • Extending to approx. 78.1 sq.m /840 sq.ft

shower over, pedestal wash hand basin and w.c. Tiled walls.

Chrome towel radiator.

OUTSIDE

There is a lawned front garden with timber panelled fencing and access to the side into the private rear garden with patio, artificial lawn, gravelled seating area and timber panelled fencing. There is a brick built garden store and an outside cold water tap.



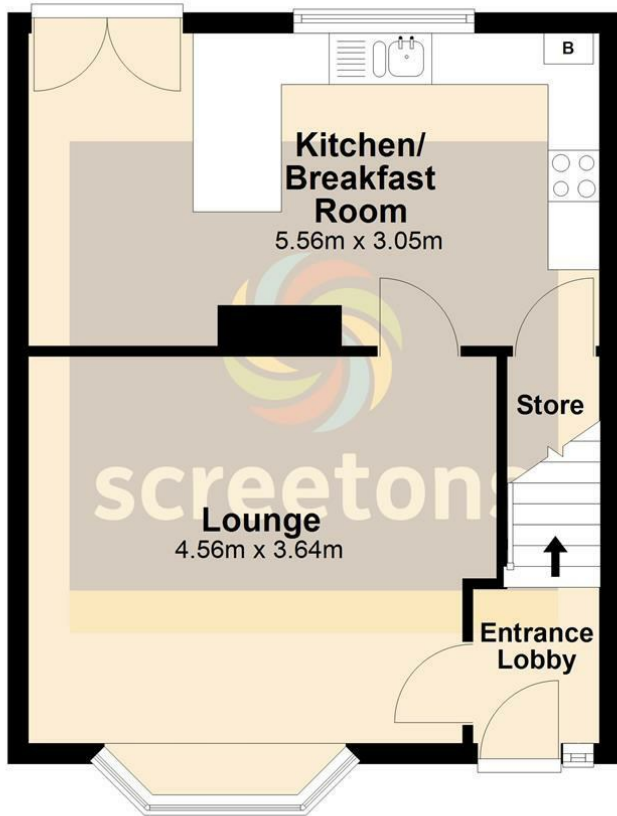


Additional Information

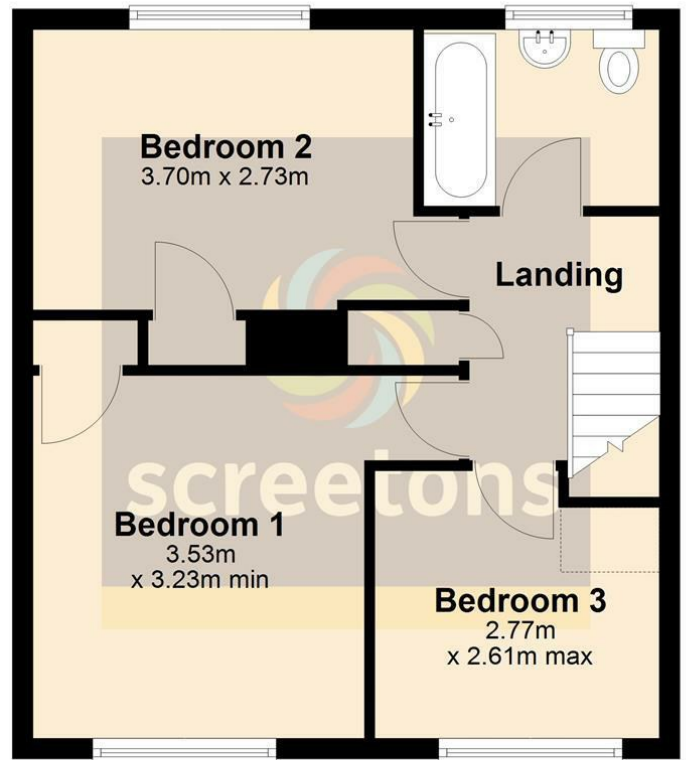
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

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		79
(55-68)	D	67	
(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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