



1 Ashfield Avenue  
Thorne DN8 5RN

Offers Over £180,000  
**FREEHOLD**

Generous sized TWO DOUBLE bedroom DETACHED bungalow. Corner plot position. Entrance Hall, Lounge, Kitchen/Diner, Shower room and Utility Porch. UPVC double glazed. Gas central heating. Outbuildings & Garage. Driveway. Huge scope and potential. NO UPWARD CHAIN INVOLVED.



- TWO DOUBLE BEDROOM DETACHED BUNGALOW
- Prominent corner plot location
- Entrance hall, Bay windowed lounge

## COVERED PORCH

## ENTRANCE PORCH

Timber single glazed entrance door. Door into the entrance hall.

## ENTRANCE HALL

Doors of to all rooms. Loft access point also housing the wall mounted gas combi central heating boiler. Radiator.

## LOUNGE

12'10" x 12'4"

Measurements do not include the bay window. Side facing UPVC double glazed walk-in bay window. Timber fireplace with gas fire. Glazed arched double doors leading into the kitchen/diner. Radiator.

## KITCHEN/DINER

22'0" x 10'4"

Front facing UPVC double glazed walk-in bay window to the lounge area with timber fireplace and granite hearth and inset to a gas fire. Front and side facing UPVC double glazed windows to the kitchen area. Fitted with a range of oak effect wall and base units with granite effect worksurfaces incorporating a one and a half bowl sink and drainer and tiled splash backs. Built-in gas oven, four ring gas hob and

extractor hood above. Built-in under counter fridge. Glazed door into the side utility porch. Two radiators.

## UTILITY PORCH

10'4" x 6'1"

Front and rear UPVC double glazed entrance doors with adjoining UPVC double glazed windows. Space and plumbing for washing machine. Doors into the workshop and storeroom.

## BEDROOM ONE

12'4" x 10'10"

Side facing UPVC double glazed window. Radiator.

## BEDROOM TWO

11'5" x 8'11"

Rear facing UPVC double glazed window. Radiator.

## SHOWER ROOM

7'6" x 6'6"

Rear facing UPVC double glazed window. Fitted with a suite comprising of a corner tiled shower cubicle with electric shower, pedestal wash hand basin and w.c. Tiled walls. Radiator.



- Kitchen/diner, UPVC double glazed
- Gas central heating
- Utility Porch, oubuildings, Garage
- Gardens, Driveway

## STORE ROOM

7'1" x 6'0"

Accessed from the utility porch.

## WORKSHOP

8'11" x 6'0"

Accessed from the utility porch.

## OUTSIDE

The bungalow stands prominently on a corner plot with gardens to the front, sides and rear. There is a concrete driveway to the front providing off road parking and leading to the garage, with the remainder garden concreted with wall and slate chipped beds, edged with feature draped metal chain fencing. The concrete path continues to the left side where there is a lawned garden and access to the formal bungalow entrance door. To the right side of the bungalow is a lawned and gravelled area with greenhouse, which then leads into the rear lawned garden with timber panelled fencing. Please note the rear timber fence has been erected in front of the dyke which forms part of this property.

## SECTIONAL GARAGE

17'8" x 8'1"

Up and over access door. Rear single glazed window.

## NO UPWARD CHAIN INVOLVED



- Huge scope and potential • NO UPWARD CHAIN INVOLVED • Extending to approx. 90.4 sq.m





## Additional Information

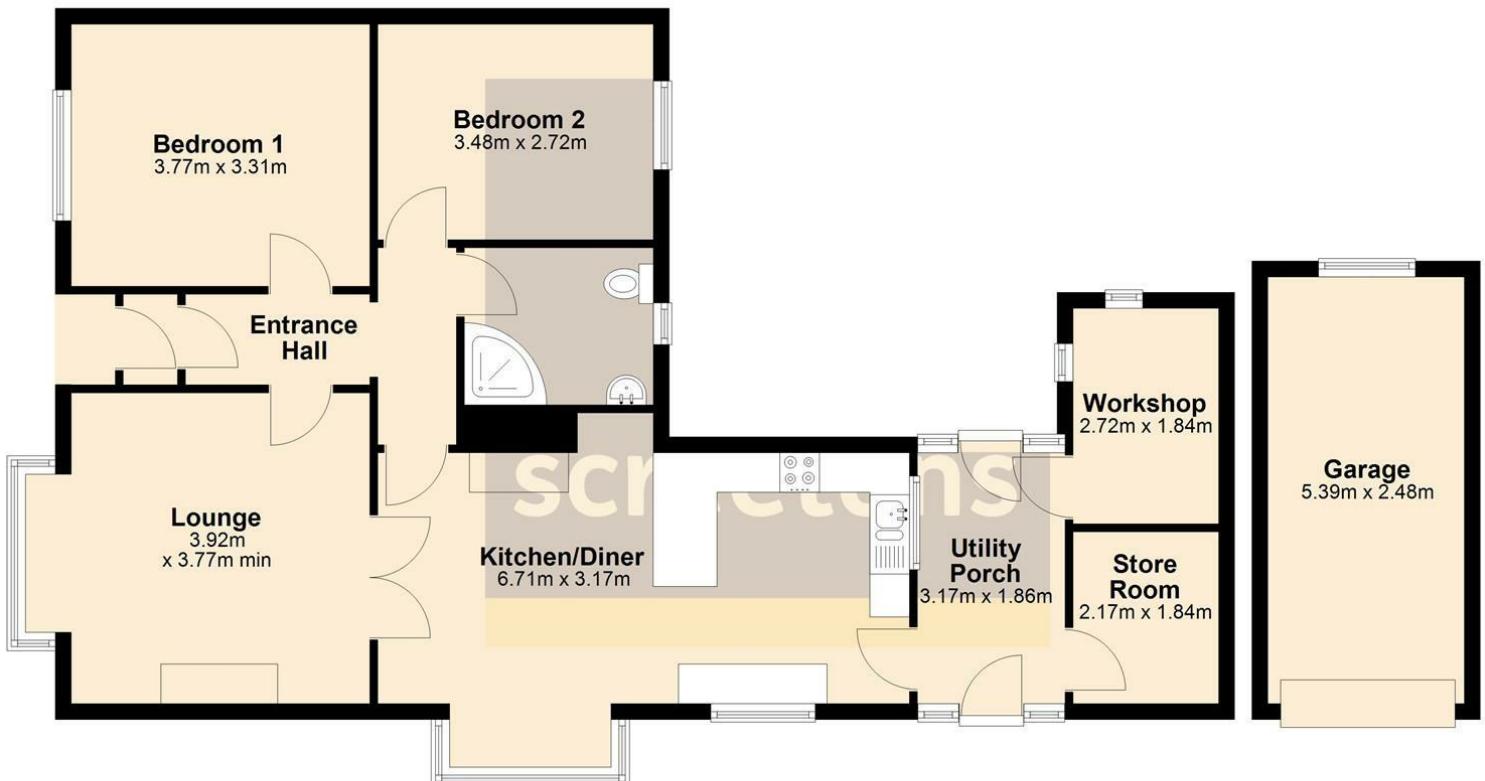
**Local Authority** - Doncaster

**Council Tax** - Band C

**Viewings** - By Appointment Only

**Tenure** - Freehold

## Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(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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