



**Venlyn Queen Street
Thorne DN8 5AA**

**Offers Around £190,000
FREEHOLD**

VIEWING ESSENTIAL - Immaculate THREE bedroom semi-detached house with GARAGE. Modern living/kitchen/dining room and large lounge. Four piece bathroom. Re-wired. Front and rear gardens and driveway. Close to shops and amenities. Great sized family home.



- THREE BEDROOM SEMI-DETACHED HOUSE • Entrance hall, Large lounge • Spacious living/kitchen/diner • Four piece bathroom

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed windows. Spindle balustrade staircase leading to the first floor. Useful understairs storage cupboard also housing the wall mounted gas combi boiler. Laminate floor. Radiator. Doors into the lounge and kitchen.

LOUNGE

16'3" x 13'5"

Large front facing UPVC double glazed bow window. Feature timber fireplace with marble effect hearth and inset. Laminate floor. Radiator.

LIVING/KITCHEN/DINER

20'9" x 14'11"

Rear and side facing UPVC double glazed windows. Side UPVC double glazed entrance door and rear UPVC double glazed french doors. Fitted with modern white wall and base units and central breakfast island and black quartz worktops and upstands. One and a half bowl inset sink and drainer. Integrated electric induction hob, oven and grill. Integrated fridge freezer. Concealed space for washing machine. Two radiators. Vinyl floor.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access.

BEDROOM ONE

14'9" x 9'10"

Measured to front of wardrobes. Useful built-in storage cupboard and built-in wardrobes to one wall. Radiator.

BEDROOM TWO

11'10" x 10'2"

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

11'2" x 8'7"

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

BATHROOM

8'7" x 8'0"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath, tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Radiator.



- UPVC double glazed
- Gas central heating
- Front and rear gardens
- Side driveway and garage
- VIEWING ESSENTIAL

OUTSIDE

There is a lawned front garden with brick boundary wall and shrub borders. A concrete and gravelled driveway provides parking for two cars with a set of wrought iron gates leading through to a driveway which then leads to the garage and into the rear garden.

BRICK DETACHED GARAGE

16'4" x 9'3"

Front up and over access door. Side facing single glazed window. Electric light and power.

The rear garden is lawned with brick and timber panelled fenced boundaries. An outside cold water tap is fitted.

INFORMATION

Since 2021 the property has had a brand new kitchen fitted, electrical re-wire, majority re-plastered and new radiators (excluding one) throughout.







Additional Information

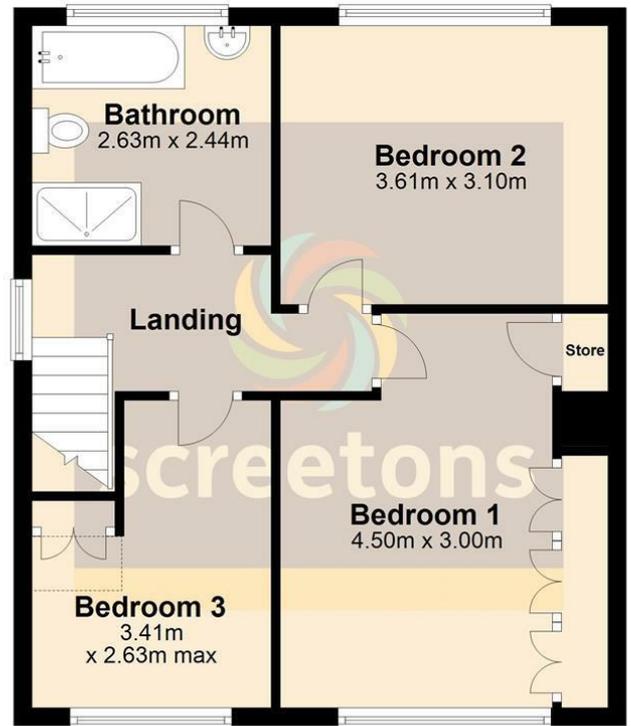
Local Authority - Doncaster
Council Tax - Band
Viewings - By Appointment Only

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	84
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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