



**4 Canalside, West Street
Thorne DN8 5NZ**

**Offers Over £190,000
FREEHOLD**

VIEWING ESSENTIAL- Stunning canal side location in a highly sought after location. Modern THREE DOUBLE BEDROOM, three storey end townhouse. Spacious lounge and fitted kitchen/diner with appliances. Modern shower room. Second floor master bedroom suite with en-suite bathroom. Driveway and private garden. Direct canal views. Ideal First Time Buy.



- MODERN THREE DOUBLE BEDROOM END TOWNHOUSE
- Stunning canal side location
- Arranged over three floors

LOCATION

West Street offers a perfect blend of rural charm and central convenience, situated in a prime location with a scenic canal side setting that enhances its unique appeal. The road leads to a large memorial park and a popular pub providing excellent local amenities, with the town centre shops a short stroll, making it an ideal spot for buyers seeking tranquility without sacrificing accessibility. For dog owners, runners and walkers, the scenic canal side walk, extending beyond the pub, provides a peaceful route for outdoor activities, further enhancing the location's appeal. Ideal for commuters Thorne is perfectly positioned for junction 6 of the M18 motorway network with two train stations within the town.

ENTRANCE LOBBY

Front composite entrance door. Staircase leading to the first floor with contemporary stainless steel hand rail. Laminate floor. Radiator. Door into the lounge.

LOUNGE

13'7" x 11'1"

Front facing UPVC double glazed window with direct canal views. High level T.V point. Laminate floor. Radiator. Door into the kitchen/diner.



KITCHEN/DINER

14'1" x 10'0"

Rear facing UPVC double glazed window and rear UPVC double glazed French doors leading into the garden. Fitted with a range of white wall and base units with quartz covered worksurfaces incorporating a sink and drainer with slate effect tiled splashbacks. Integrated electric oven, four ring gas hob and extractor hood above. Built-in and concealed fridge, freezer, dishwasher and washing machine. Inset ceiling spotlights and undercabinet and kickboard feature lighting. Radiator. Door into the w.c.

W.C

4'2" x 2'7"

Fitted with a white wash hand basin and w.c. Laminate floor. Chrome towel radiator.

FIRST FLOOR LANDING

Spindle balustrade to the staircase. Doors off to all rooms. Door through to the second floor master bedroom staircase with front facing UPVC double glazed window directly overlooking the canal.



- Lounge, Modern fitted kitchen/diner • Modern fitted shower room • Second floor master bedroom suite with en-suite

BEDROOM THREE

11'10" x 7'10"

Measure to back of wardrobes. Front facing UPVC double glazed window with direct canal views. Built-in sliding mirror door wardrobes. Radiator.

BEDROOM TWO

11'10" x 7'10"

Rear facing UPVC double glazed window. Radiator.

SECOND FLOOR

MASTER BEDROOM

14'10" x 14'2" max.

Front facing UPVC double glazed window with direct view across the canal. Spindle balustrade to the staircase. High level T.V point. Useful eaves storage access. Radiator. Door into the en-suite shower room.

EN-SUITE SHOWER ROOM

7'6" x 5'1"

Rear facing double glazed skylight window. Fitted with a white suite comprising of a panelled bath, wash hand basin and concealed cistern w.c. Tiled walls. Inset ceiling spotlights.

Chrome towel radiator.

OUTSIDE

There is a block paved front driveway providing off road parking. A wrought iron gate to the side leads into the private rear garden.

The rear garden has been created to provide an easy, low maintenance and social entertaining space with artificial lawn and a covered and paved seating area. There is timber panelled fencing and a timber shed.

NO UPWARD CHAIN INVOLVED



- UPVC double glazed
- Gas central heating
- Driveway and private rear garden
- Extending to approx. 83 sq.m.





Additional Information

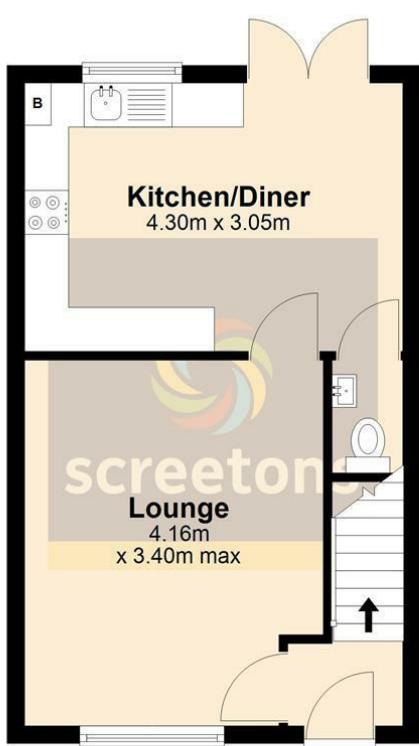
Local Authority - Doncaster

Council Tax - Band B

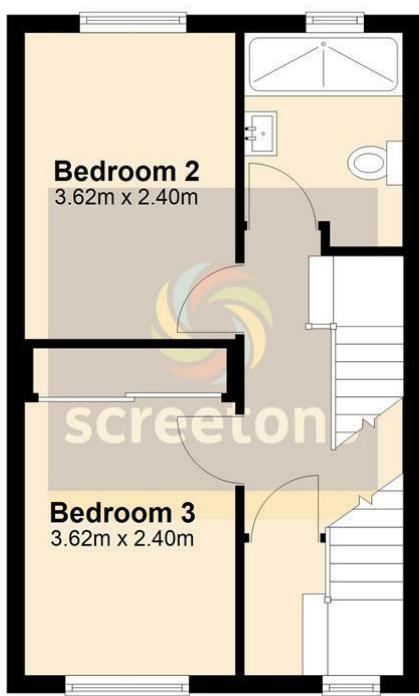
Viewings - By Appointment Only

Tenure - Freehold

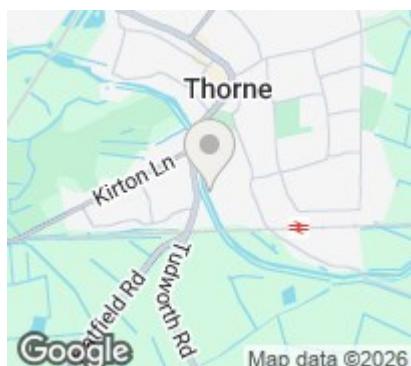
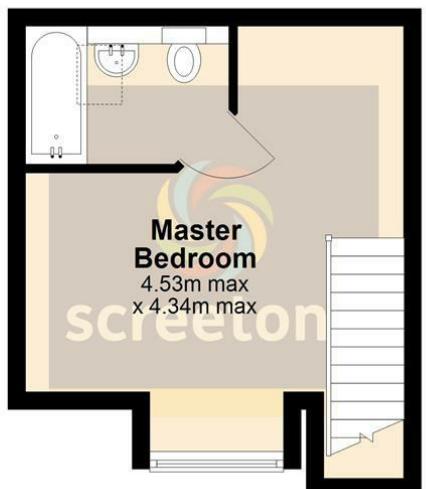
Ground Floor



First Floor



Second Floor



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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