



164 Grampian Way
Thorne DN8 5YW

Offers Over £125,000

FREEHOLD

UNEXPECTEDLY BACK ON THE MARKET TWO DOUBLE bedroom semi-detached house. Lounge. Open plan kitchen/conservatory. Driveway access and generous sized garden. Small cul-de-sac in popular private residential estate. Ideal First Time Buy. NO UPWARD CHAIN.



- TWO BEDROOM SEMI-DETACHED HOUSE • Lounge and fitted kitchen • UPVC conservatory • UPVC double glazed

ENTRANCE LOBBY

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

LOUNGE

13'9" x 11'5"

Front facing UPVC double glazed window. Timber fireplace with granite hearth and inset to an electric fire. Radiator. Useful understairs storage cupboard also housing the gas combi central heating boiler. Door into the kitchen.

KITCHEN

14'7" x 7'4"

Fitted with cream shaker style wall and base units with butcher block effect laminate worksurfaces incorporating a one and a half bowl sink and drainer and metro style tiled splashbacks. Integrated electric oven and hob with extractor hood above. Space for washing machine and fridge freezer. Pine stripped flooring. Radiator. Open access into the conservatory.

CONSERVATORY

12'1" x 10'5"

Rear and side facing UPVC double glazed windows and rear UPVC double glazed French doors. Pine stripped flooring. Radiator.

LANDING

Side facing UPVC double glazed window. Doors off to all rooms. Loft access point. Useful built-in storage cupboard.

BEDROOM ONE

14'6" x 10'8"

Front facing UPVC double glazed window. Radiator.

BEDROOM TWO

10'8" x 7'8"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

6'5" x 5'4"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Tiled walls and floor. Chrome towel radiator.

OUTSIDE

There is an open plan lawned front garden with shared driveway leading to the side and rear.

The rear garden is a generous size with lawn, timber panelled fencing, decked seating area and timber shed.

NO UPWARD CHAIN INVOLVED



- Gas central heating • Small cul-de-sac • Lawned gardens • NO UPWARD CHAIN • Ideal First Time Buy







Additional Information

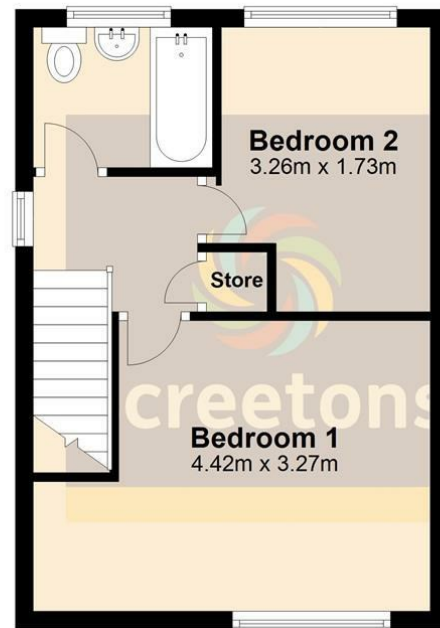
Local Authority - Doncaster
Council Tax - Band A
Viewings - By Appointment Only

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	59	78
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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