



screetons



**16 Belmont Terrace  
Thorne DN8 5ED**

**Offers Over £115,000  
FREEHOLD**

NO UPWARD CHAIN. Large two bedroom plus loft room end terraced house. Modern fitted open plan kitchen/sitting room. Lounge. Modern fitted bathroom plus extra toilet. Modern and immaculate presentation throughout. Ideal First Time Buy or Investment. **VIEWING ESSENTIAL.**



- **LARGE TWO BEDROOM PLUS LOFT ROOM END TERRACE**
- Lounge, Open plan kitchen/dining room
- Modern white bathroom

## INFORMATION

Having undergone a full refurbishment including new radiators, rewire and damp proof course in 2016, new gas boiler in 2019 and fire door to the second floor loft room, this property is perfect for a First Home or indeed a Buy to Let. Fitted with newly installed stair and bedroom carpets and new laminate flooring to the ground floor. Located in the centre of Thorne within a stones throw of shops, facilities, bus stops and pleasant canal side walks this is one not to miss. All offered with no upward chain.

## SITTING ROOM

**13'0" x 10'5"**

Front UPVC double glazed window and UPVC double glazed entrance door. Radiator. Laminate floor. Door into the lobby.

## LOBBY

Staircase leading to the first floor and door into the kitchen/dining room.

## KITCHEN/DINING ROOM

**13'0" x 11'4"**

Rear facing UPVC double glazed window. Feature open fireplace with slate hearth to a multi fuel burner. Laminate floor. This room is open plan to a further kitchen area. Fitted

with dark grey shaker style wall and base units with butchers block work surfaces incorporating a one and a half bowl sink and drainer and splash back tiling. Integrated electric oven, microwave, four ring induction hob with glass splash back and extractor hood above. Fridge freezer and dishwasher. Radiator.

## ADDITIONAL KITCHEN AREA

**9'4" x 6'0"**

This area has the side UPVC double glazed window and rear UPVC double glazed entrance door. Open access to a lobby area with wall mounted gas combi boiler (new 2019), side facing UPVC double glazed window and door into the bathroom.

## BATHROOM

**11'0" x 6'0"**

Side facing UPVC double glazed window. Fitted with a white three piece suite comprising of panelled bath with electric shower and glass screen over with PVC panelled walls, pedestal wash hand basin and w.c. Radiator. Tiled floor.

## LANDING

Doors off to two bedrooms, w.c and door to the staircase leading to the second floor.



- UPVC double glazed
- Gas central heating
- Gardens
- Close to shops and facilities
- Perfect First Time Buy
- NO UPWARD CHAIN INVOLVED

## BEDROOM ONE

13'0" x 10'5"

Front facing UPVC double glazed window. Radiator.

## BEDROOM TWO

9'8" x 7'6"

Rear facing UPVC double glazed window. Radiator. Built-in wardrobe.

## W.C

7'5" x 3'0"

Fitted with a white w.c and pedestal wash hand basin. Marble effect tiled floor and tiled walls.

## SECOND FLOOR LOFT ROOM

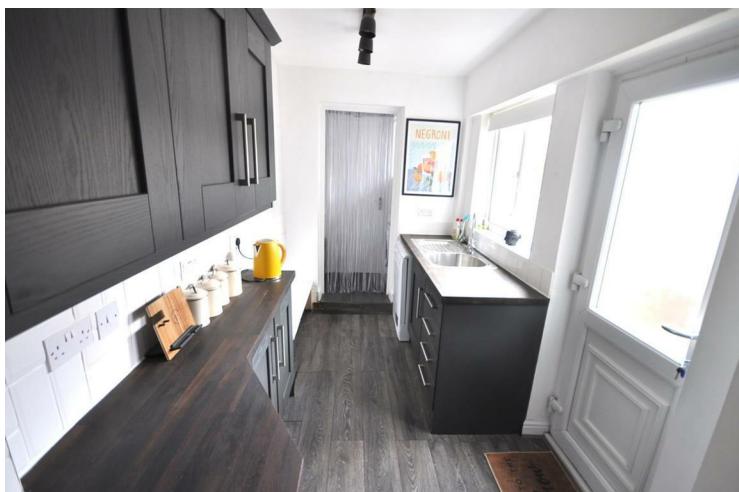
17'10" x 13'0"

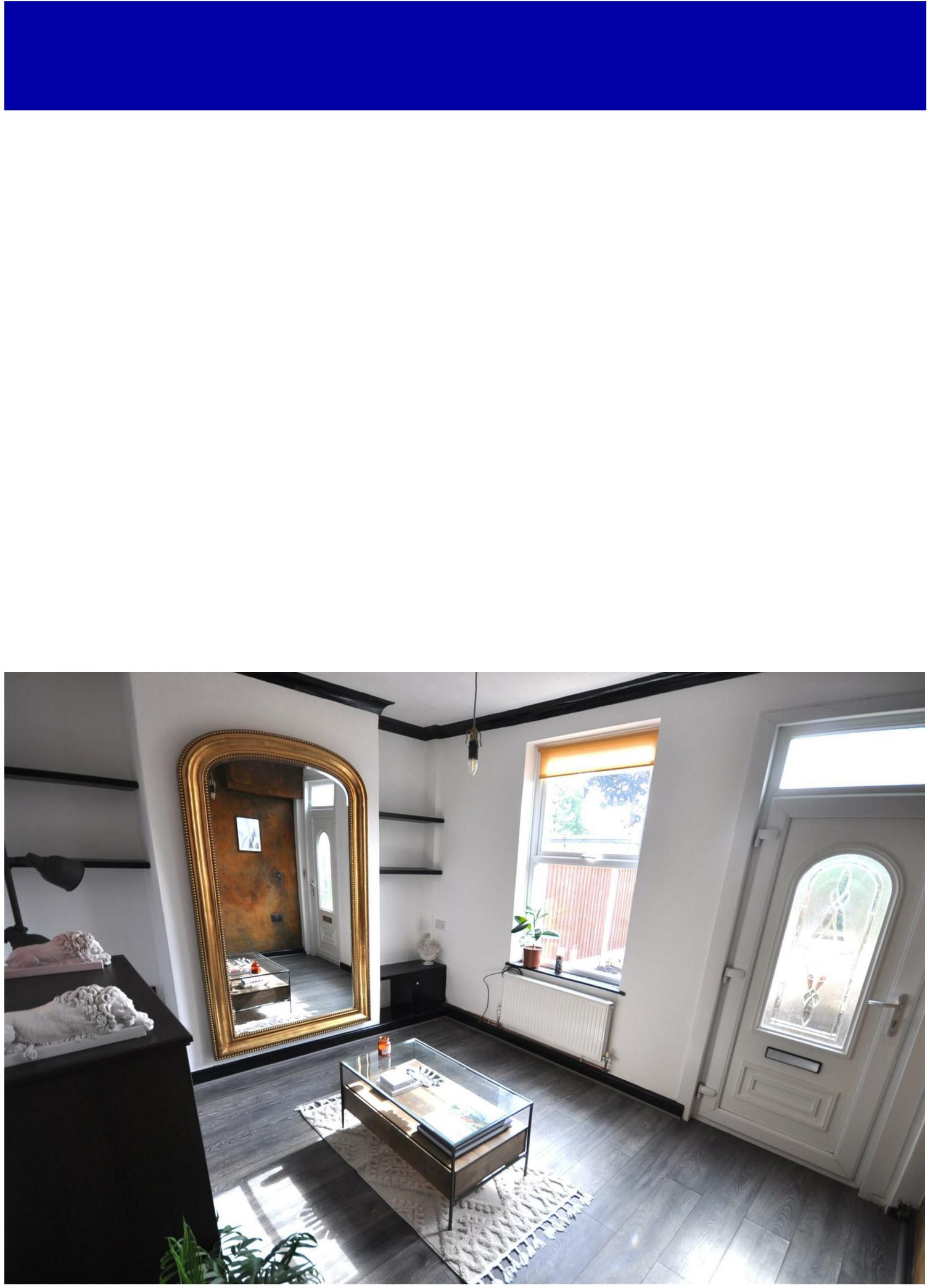
Side facing UPVC double glazed window. Spindle balustrade staircase. Radiator. Two useful eaves storage cupboards with lighting.

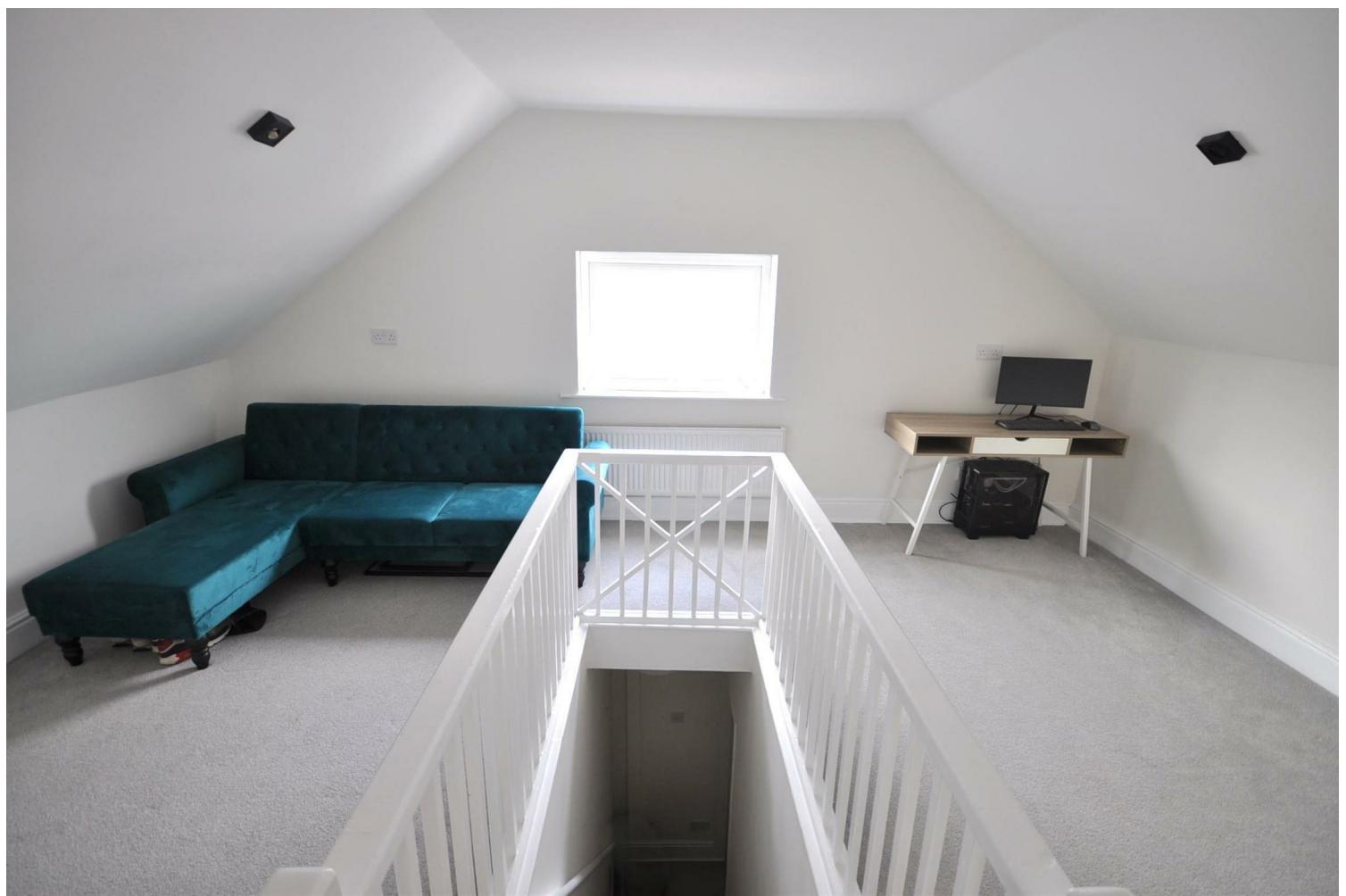
## OUTSIDE

There is a concrete rear courtyard with useful attached brick store and access to the main kitchen entrance door. Whilst this is the rear of the house, this is the side which you are likely to use to gain access (like the front of most houses).

The front garden is actually the private main garden which is fence enclosed with gravelled and bark chipped areas and established trees with a right of access for the neighbouring properties. There is a wrought iron gate to the side to provide access.







## Additional Information

**Local Authority** - Doncaster

**Council Tax** - Band A

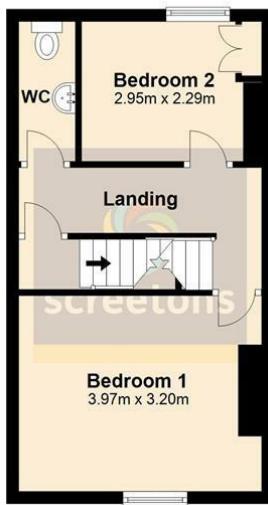
**Viewings** - By Appointment Only

**Tenure** - Freehold

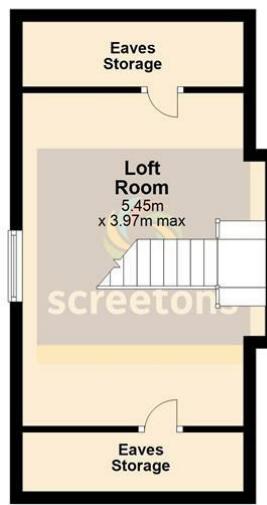
## Ground Floor



## First Floor



## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	46
(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

Thorne Sales  
94 King Street  
Thorne  
Doncaster  
South Yorkshire  
DN8 5BA

01405 816893  
thorne@screetons.co.uk  
www.screetons.co.uk

