



## 3 Charles Court Thorne DN8 4LD

Offers Over £118,500

**FREEHOLD**

Perfect First Time Buy. TWO bedroom semi-detached house. Brick Garage. Open plan living/kitchen/diner. Modern bathroom. UPVC double glazed. Gas central heating. Private rear garden. Small residential estate. NO UPWARD CHAIN INVOLVED.



- TWO BEDROOM SEMI-DETACHED HOUSE • Open plan living/kitchen/diner • UPVC double glazed • Gas central heating

### ENTRANCE LOBBY

Front UPVC double glazed entrance door. Side facing UPVC double glazed window. Staircase leading to the first floor. Laminate floor. Radiator. Door into the living/kitchen/diner.

### LIVING/KITCHEN/DINER

21'8" x 12'11"

Front and rear facing UPVC double glazed windows and rear UPVC double glazed entrance door. Free standing electric pebble effect fire. Two wall lights and two ceiling lights. Modern fitted high gloss wall and base units to the kitchen area with marble effect laminate worksurfaces and matching splashbacks with stainless steel sink and drainer. Integrated electric oven, four ring hob and extractor hood above. Space for fridge freezer. Laminate floor. Radiator. Wall mounted concealed gas combi central heating boiler.

### LANDING

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

### BEDROOM ONE

10'7" x 9'6"

Two front facing UPVC double glazed windows. Useful built-in store cupboard/wardrobe. Two wall lights. Radiator.

### BEDROOM TWO

10'9" x 6'1"

Rear facing UPVC double glazed window. Two wall lights. Radiator.

### BATHROOM

6'4" x 5'5"

Rear facing UPVC double glazed window. Fitted with a modern white three piece suite comprising of a 'P' shaped bath with mains shower and glass screen over, pedestal wash hand basin and w.c. PVC panelled walls. Inset ceiling spotlights. Chrome towel radiator.

### OUTSIDE

There is an open plan lawned front garden with gravelled driveway to the side providing off road parking and leading to the garage. There is a wrought iron gate from the driveway leading into the rear garden.

### DETACHED BRICK GARAGE

16'11" x 8'1"

Front up and over access door. Side pedestrian door. Electric light and power.

The rear garden is private with patterned concrete patio for

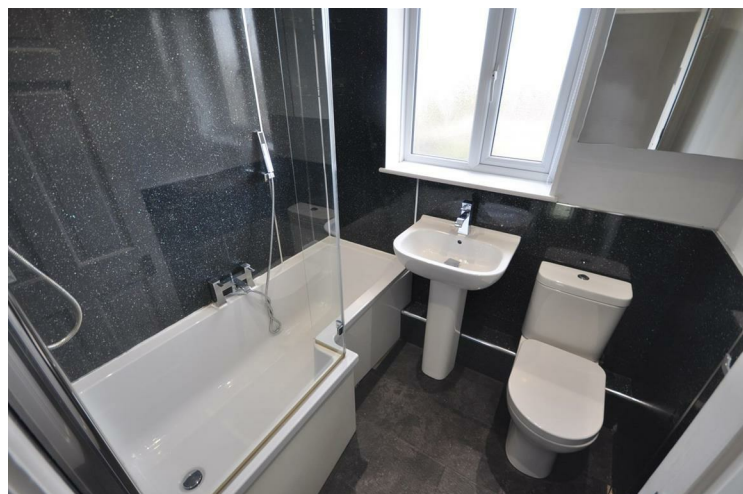




- Modern fitted bathroom • Brick detached Garage • Private rear garden • Driveway to the side • NO UPWARD CHAIN INVOLVED • Extending to approx. 52.2 sq.m

ease of maintenance and timber panelled fencing. An outside cold water tap is installed.

**NO UPWARD CHAIN INVOLVED**







## Additional Information

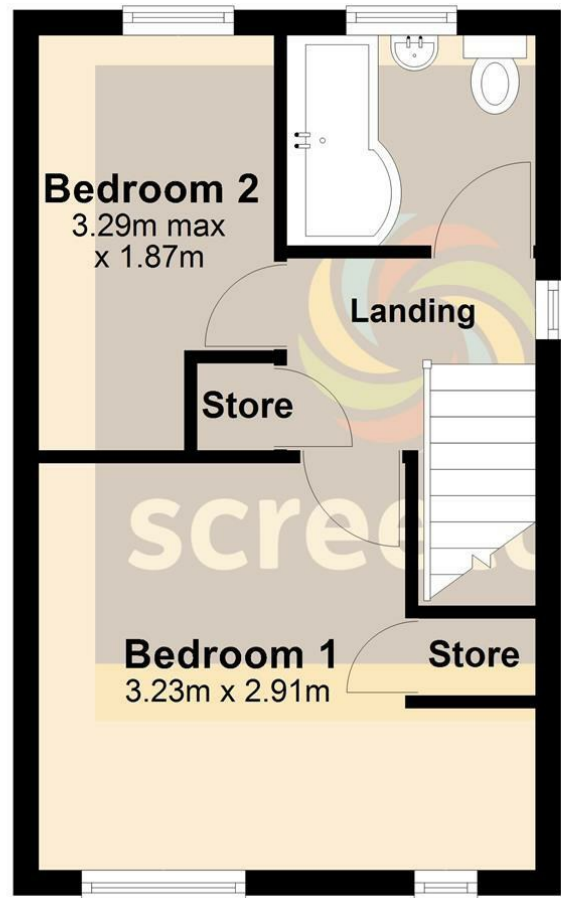
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**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	70	76
(55-68) D		
(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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