



33 Mansion Court Gardens
Thorne DN8 5BN

Offers Over £185,000
FREEHOLD

VIEWING ESSENTIAL - Sought after area. THREE bedroom semi-detached house. Spacious lounge/dining room. Newly fitted kitchen. Gas central heating. UPVC double glazed. Garage and gardens. Ample off road parking. NO UPWARD CHAIN INVOLVED. Priced to allow for some further cosmetic improvements.



- SPACIOUS THREE BEDROOM SEMI-DETACHED HOUSE • Highly sought after area • Newly fitted Kitchen • UPVC double glazed

ENTRANCE HALL

Front composite double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor. Door into the lounge. Radiator.

LOUNGE

14'7" x 12'10"

Front facing UPVC double glazed window. Feature cream granite fireplace with hearth and inset to a coal effect gas fire. Radiator. Open access into the dining room.

DINING ROOM

12'2" x 8'7"

Rear facing UPVC double glazed sliding patio doors. Radiator. Door into the kitchen.

KITCHEN

12'2" x 8'10"

Rear facing UPVC double glazed window. Fitted with a modern, newly fitted cream shaker style wall and base units with stone effect laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Integrated electric oven, four ring gas hob with extractor hood above. Built-in and concealed undercounter fridge. Inset ceiling spotlights. Useful understairs storage cupboard. UPVC double glazed door leading into the side porch.

SIDE PORCH

Front and rear UPVC double glazed entrance doors. Door into the garage.

LANDING

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

BEDROOM ONE

13'5" x 10'6"

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

BEDROOM TWO

10'6" x 9'10"

Rear facing UPVC double glazed window. Useful built-in storage cupboard/wardrobe. Radiator.

BEDROOM THREE

10'4" x 6'11"

Front facing UPVC double glazed window. Radiator.

BATHROOM

7'0" x 5'10"

Rear facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath with electric



- Gas central heating • Driveway and Garage • Lawned rear garden • Sought after no-through road • NO UPWARD CHAIN INVOLVED • Extending to approx. 89.4 sq.m/962 sq.ft excluding garage

shower, pedestal wash hand basin and w.c. Tiled walls.

Radiator.

OUTSIDE

To the front is a cobblestone patterned concrete driveway and forecourt providing off road parking with a flower bed border.

GARAGE

16'6" x 9'0"

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

The rear garden is lawned with paved patio and raised shrub borders, timber panelled fencing and a greenhouse.

NO UPWARD CHAIN INVOLVED





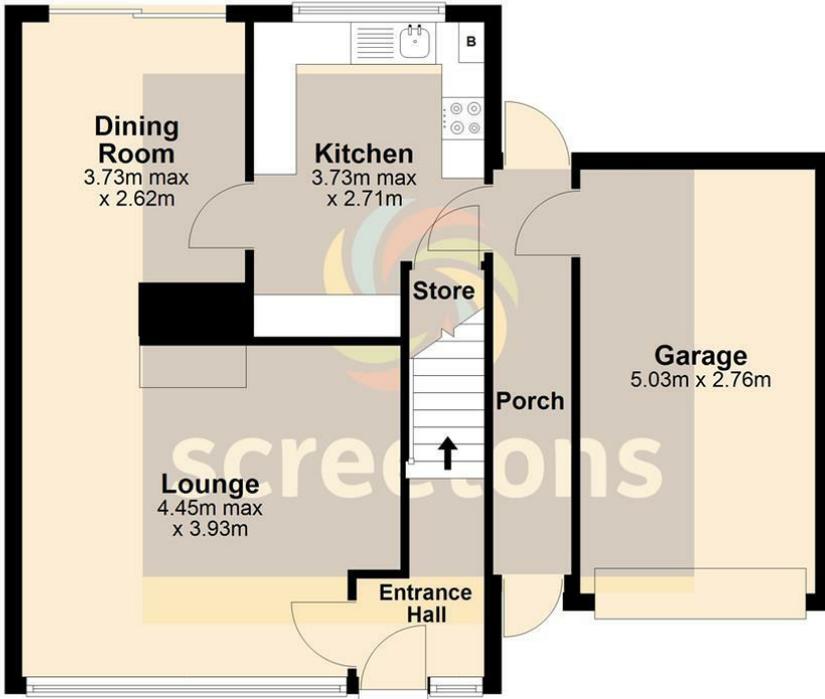


Additional Information

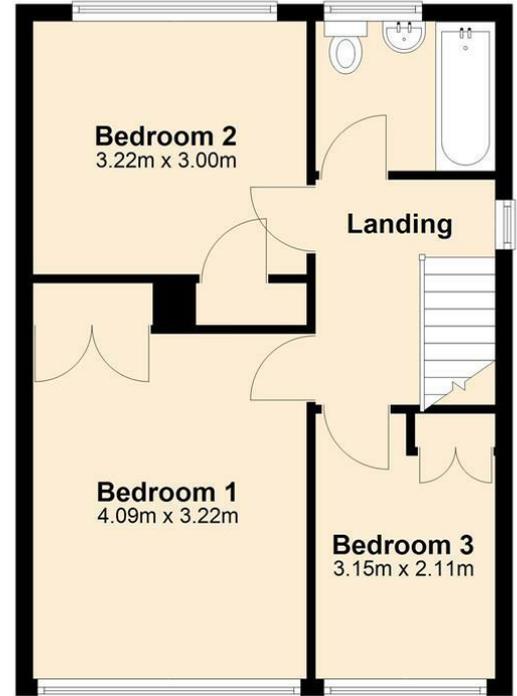
Local Authority - Doncaster
Council Tax - Band B
Viewings - By Appointment Only

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		
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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