



31 Cherry Tree Drive Thorne DN8 4HQ

Offers Over £170,000

FREEHOLD

VIEWING ESSENTIAL. Well kept THREE bedroom semi-detached house with LARGE 45.5m long rear garden. Sought after area. Spacious lounge and kitchen/diner. Attached porch and workshop. Ample space to extend subject to planning. NO UPWARD CHAIN INVOLVED.



- **THREE BEDROOM SEMI-DETACHED HOUSE**
- Spacious lounge, Fitted kitchen/diner
- UPVC double glazed

ENTRANCE HALL

Front UPVC double glazed entrance door. Staircase leading to the first floor. Radiator. Open recess under the stairs. Doors into the lounge and kitchen/diner.

LOUNGE

13'10" x 12'11"

Front facing UPVC double glazed window. Feature timber fireplace with marble heath and inset to a coal effect gas fire. Radiator. Door into the dining area.

KITCHEN/DINER

20'5" x 8'9"

Two rear facing UPVC double glazed windows. Fitted with a modern range of light grey shaker style wall and base units incorporating a stainless steel sink and drainer with splashback tiling. Integrated gas oven, grill and hob with extractor hood above. Space and plumbing for washing machine. Tiled floor to the kitchen area. Radiator.

SIDE PORCH

11'11" x 4'7"

Front UPVC double glazed entrance door with adjoining window and rear UPVC double glazed entrance door leading into the garden. UPVC double glazed window into the workshop. Door into the w.c.



W.C

5'5" x 3'0"

Rear facing UPVC double glazed window. Fitted with a white w.c.

LANDING

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

BEDROOM ONE

11'5" x 10'8"

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

BEDROOM TWO

13'10" x 8'8"

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

BEDROOM THREE

9'1" x 7'9"

Front facing UPVC double glazed window. Useful built-in cupboard also housing the wall mounted gas combi boiler. Radiator.



- Gas central heating • Attached porch and workshop • Ample space to extend subject to planning • 45.5m long lawned rear garden

BATHROOM

6'3" x 5'8"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath, pedestal wash hand basin and w.c. Tiled walls and floor. Radiator.

OUTSIDE

There is a lawned front garden with established private hedge and path leading to the main front entrance, porch and also access to the attached workshop/storage shed. There is ample space to create off road parking if required.

ATTACHED BRICK WORKSHOP

11'11" x 8'9" maximum.

Front aluminium double entrance doors. Rear facing UPVC double glazed window. Electric light and power.

The rear garden is substantial and measures approximately 45.5m long by around 14.5m wide (149' long by 47' wide) with large lawn, hedging to the boundaries and established shrub borders.

NO UPWARD CHAIN INVOLVED



- Sought after area • NO UPWARD CHAIN INVOLVED • Extending to approx. 99.9 sq.m (inc workshop)



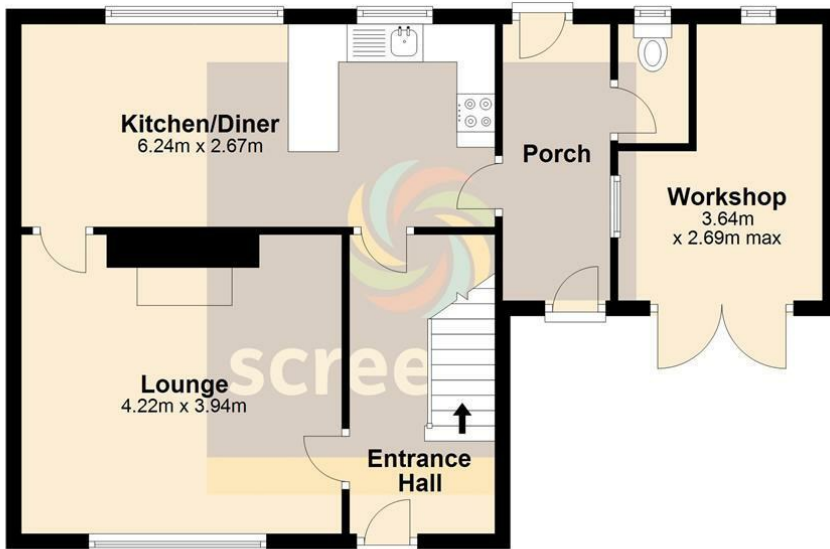


Additional Information

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	66	84
(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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