



10 Oldfield Road  
Thorne DN8 5QB

Offers Around £125,000

**FREEHOLD**

Perfect First Time Buy. TWO DOUBLE bedroom semi-detached house. Lounge/diner with patio doors. Fitted kitchen. UPVC double glazed. Gas central heating. Double width driveway with space to create more if required. Lawned side and rear gardens. Close to shops, schools & facilities.



- SPACIOUS TWO DOUBLE BEDROOM SEMI-DETACHED • Lounge/diner, Fitted kitchen • UPVC double glazed, Gas central heating

### ENTRANCE HALL

Front UPVC double glazed entrance door and side facing UPVC double glazed window. Staircase leading to the first floor.

Doors into the lounge/diner and kitchen.

### LOUNGE/DINER

19'1" x 10'10" max.

Front UPVC double glazed window and rear UPVC double glazed sliding patio doors. Feature plaster fire surround with marble hearth and inset to a coal effect gas fire. Radiator.

### KITCHEN

12'7" x 8'7"

Rear facing UPVC double glazed window and side facing UPVC double glazed entrance door. Fitted with a range of shaker style wall and base units with black granite effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with splashback tiling. Integrated electric oven and four ring gas hob with extractor hood above. Space for fridge freezer. Useful understairs storage cupboard. Radiator. Wall mounted gas central heating boiler.

### LANDING

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

### BEDROOM ONE

15'7" x 8'5"

Two front facing UPVC double glazed windows. Useful built-in storage cupboard. Radiator.

### BEDROOM TWO

10'3" x 9'3"

Rear facing UPVC double glazed window. Radiator.

### BATHROOM

7'6" x 5'5"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a 'P' shaped panelled bath with electric shower, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator. Useful built-in airing/storage cupboard.

### OUTSIDE

There is a double width concrete driveway to the front providing off road parking with side lawned garden, which could create further parking if required, set behind timber panelled fencing. A gate to the side leads into the rear garden.

### BRICK OUTHOUSE/UTILITY

10'7" x 6'0"

With space and plumbing for washing machine. Rear facing



- Fitted bathroom
- Double width driveway
- Lawned side and rear gardens
- Popular residential area
- Close to shops, schools and facilities

UPVC window.

The rear garden is lawned with timber panelled fencing, pergola with seating area and timber garden shed.



- Ideal First Time Buy • Extending to approx. 66 sq.m / 710 sq.ft



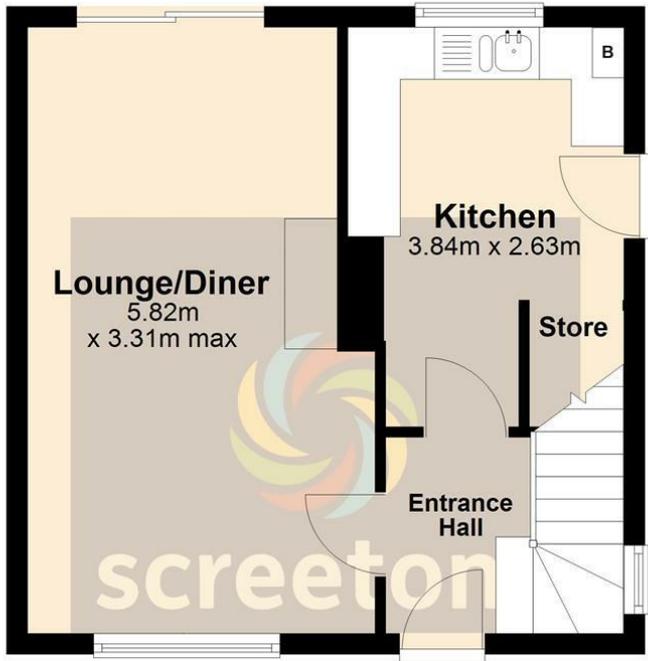


## Additional Information

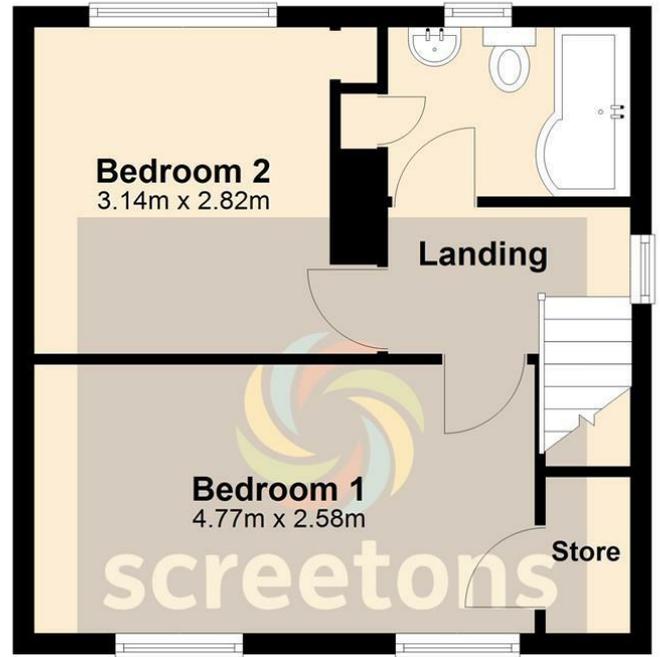
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(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

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

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

