



**The Elms North Eastern Road
Thorne DN8 4AS**

**Auction Guide £240,000
FREEHOLD**

FOR SALE BY ONLINE AUCTION - Ending Tuesday 22nd April - 2pm. DEVELOPMENT POTENTIAL subject to planning. Substantial detached bungalow requiring full renovation. Large plot with two road frontages. Great potential and not one to miss. Guide Price £240,000 +



- **LARGE THREE BEDROOM DETACHED BUNGALOW** • Substantial corner plot • Great development opportunity

FOR SALE BY ONLINE AUCTION

GUIDE PRICE £240,000 PLUS.

PLEASE NOTE

This property is being sold via **ONLINE AUCTION**: To view the auction pack or to bid please visit the Sreetons website and click "menu" then 'Online Auction'.

Click on the property.

In order to bid click 'Register' and do the following via the 'dashboard':

- Register (verify your email)
- Join the watchlist
- Pass an ID check
- Enter your payment details

Once you have registered you can view the legal pack.

BIDDING ENDS ON Tuesday 22nd April 2025 - 2pm.

FEES/COSTS

Purchasers should note that there will only be a buyers reservation fee payable of £4,200 (inclusive of VAT) should you be the successful bidder, which does not go towards the purchase price. You will then have up to 20 working days to exchange contracts. Otherwise no other fees will be charged

by us. Please contact the branch for further clarification.- All buyers will need to be fully proceedable.

INFORMATION

The bungalow has been priced to reflect general updating and modernisation, but offers great potential, subject to planning, to extend, demolish or further develop the site due to the extensive size of the plot and frontage. The flexible layout of the bungalow could also lend itself to creating an annexe section or even re-arrangement of how the rooms are used, the options are endless. The bungalow itself measures approximately 117.8 square meters and once fully modernised, could create a stunning family home on an extensive plot.

The property has a frontage onto Brooke Street of approximately 32.6m (106') and a frontage onto North Eastern Road of approximately 39.7m (130'). From the side of the bungalow to the side boundary of the first semi-detached house on Brooke Street, is approximately 15.8m (51') and subject to permission, could make a perfect building plot.

ENTRANCE HALL

Timber entrance door. Mosaic tiled floor. Doors off to the lounge, bedroom one, bathroom and reception room.



- Priced to reflect modernisation required
- Lounge, Further reception room
- Kitchen/diner
- Newly fitted bathroom

LOUNGE

14'8" x 13'2"

Two single glazed windows. Open fireplace.

RECEPTION ROOM

14'10" x 11'10"

Single glazed window. Open tiled fireplace. Built-in cupboard.

Open access into the kitchen/diner. Door into the rear hall.

KITCHEN/DINER

14'10" x 10'11" maximum.

Two single glazed windows. Fitted with a range of base units and stainless steel sink and drainer.

BEDROOM ONE

13'1" x 10'9"

Originally one room which has been divided into two by way of a stud wall which could easily be removed. The measurements are for the whole size of the original room. Three single glazed windows. Open fireplace. Two built in cupboards.

BATHROOM

9'2" x 8'11"

Single glazed window. Fitted with a brand new three piece white suite comprising of a panelled bath, pedestal wash

hand basin and w.c. Tiled walls. Built-in cupboard housing the hot water tank.

REAR HALL

Single glazed window. Doors off to two bedrooms, bathroom and store room.

BEDROOM TWO

11'10" x 10'11" excluding bay window.

Single glazed walk-in bay window. Tiled fireplace. Built-in cupboard.

BEDROOM THREE

12'0" x 10'11"

Single glazed windows and door leading out to the garden. Tiled fireplace. Built-in cupboard.

SHOWER ROOM

6'4" x 5'11"

Single glazed window. Fitted with pedestal wash hand basin, w.c and shower. Door leading into the rear lobby.

LOBBY

5'11" x 2'10"

Single glazed window. Timber entrance door leading into the garden.



- Further shower room
- FOR SALE BY ONLINE AUCTION
- Bungalow extends to approx. 117.8 sq.m

STORE ROOM

6'1" x 3'0"

Single glazed window.

from the side of the bungalow upto the wall of the semi-detached house on Brooke Street measure approximately 15.8m.

NO UPWARD CHAIN INVOLVED

INTEGRAL GARDEN STORE

6'4" x 5'0"

Built into the bungalow with external access door.

OUTSIDE

The bungalow stands on a substantial corner plot fronting both North Eastern Road (approximately 39.7m) and Brook Street (approximately 32.6m) and offers great potential to either extend or further develop subject to planning permission. There is a large side garden fronting Brooke Street which would make an ideal building plot subject to obtaining planning permission, this area





Additional Information

Local Authority - Doncaster

Council Tax - Band D

Viewings - By Appointment Only

Tenure - Freehold

Floor Plan



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	1	46
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

