



**17 Brooke Street  
Thorne DN8 4AX**

**Offers Around £230,000**

**FREEHOLD**

**VIEWING ESSENTIAL.** Extended THREE bedroom semi-detached family house located in a highly sought after location. Lounge, Sitting/dining room, Breakfast kitchen, Utility & ground floor w.c. Rear garage and caravan access. Walking distance to Thorne North train station. Full of character and charm. **NO UPWARD CHAIN INVOLVED.**



- EXTENDED THREE BEDROOM SEMI-DETACHED HOUSE • Entrance hall, Lounge with bay window • Sitting/dining room

## ENTRANCE HALL

Front UPVC double glazed entrance door. Spindle balustrade staircase leading to the first floor with useful understairs storage cupboard. Door into the lounge and feature arched bevelled glass door leading into the sitting/dining room. Radiator.

## LOUNGE

13'1" x 11'11" plus bay. Front facing UPVC double glazed walk-in bay window. Feature timber fireplace with tiled hearth and inset to a coal effect gas fire. Radiator.

## SITTING/DINING ROOM

20'1" x 12'11" Side facing UPVC double glazed window. Feature timber fireplace with tiled hearth and inset (Gas fire not connected). Original alcove storage cupboard with drawers. Glazed window into the kitchen. Radiator. Open access into the kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

16'3" x 8'9" Side and rear facing UPVC double glazed windows and rear UPVC double glazed entrance door. Fitted with a range of oak

effect wall and base units with granite effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with splashback tiling. Free standing gas cooker with extractor hood above. Space for under counter fridge. Laminate floor. Radiator. Door into the utility room.

## UTILITY ROOM

5'0" x 3'5" Space and plumbing for washing machine with laminate worksurface. Tiled walls. Door into the w.c.

## W.C

4'8" x 3'5" Fitted with a white corner wash hand basin and w.c. Half tiled walls.

## LANDING

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

## BEDROOM ONE

12'11" x 11'11" Rear facing UPVC double glazed window. Fitted with wardrobes to one wall with matching drawers, cabinets and bedside tables. Radiator.



- Breakfast kitchen, Utility room, W.C
- UPVC double glazed
- Gas central heating
- Rear Garage & Caravan parking area

## BEDROOM TWO

11'11" x 11'6"

Front facing UPVC double glazed window. Built-in wardrobes and cupboards. Radiator.

## BEDROOM THREE

8'3" x 7'0"

Front facing UPVC double glazed window. Currently used as a dressing room with built-in mirror sliding wardrobes.

Laminate floor. Radiator.

## BATHROOM

8'7" x 7'7"

Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with mains shower over, pedestal wash hand basin and w.c. Fully tiled walls. Useful built-in storage cupboard. Radiator.

## OUTSIDE

There is a walled front garden fronting onto Brooke Street with lawn, established shrubs and hedging and a wrought iron gate leading to the front entrance door.

The rear garden sides onto Bellwood Crescent with a high wall and double gates providing a good degree of privacy and

also providing useful vehicular/caravan access. There is a block paved patio/driveway area, lawn, established shrubs to the boundaries and a caravan hard standing area. A door from the garden gives direct access into the garage and there is a useful brick built store to the back of the house. A cold water tap is fitted together with external power sockets.

## DETACHED BRICK GARAGE

19'3" x 15'2"

Timber double access doors . Two single glazed windows and UPVC entrance door. Electric light and power.

## NO UPWARD CHAIN INVOLVED



- Lawned front and rear gardens
- Highly sought after location
- Extending to approx. 112.9 sq.m



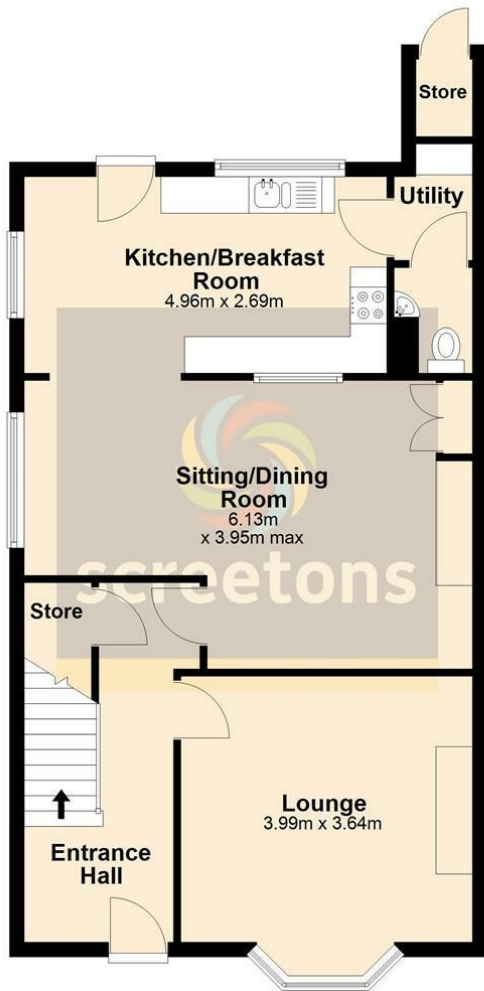


## Additional Information

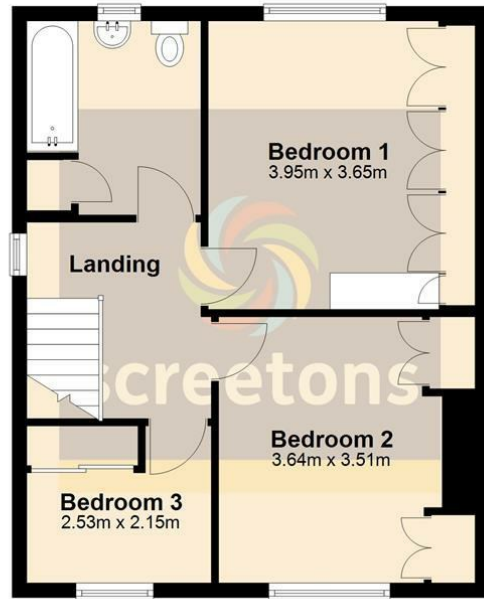
**Local Authority** - Doncaster  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

## Ground Floor



## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	77
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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