



screetons



138 Southfield Road  
Thorne DN8 5PB

Offers Around £145,000

**FREEHOLD**

Looking for space? This TWO DOUBLE bedroom extended semi-detached house offers deceptively large accommodation with a spacious lounge/diner, conservatory, dining room, fitted kitchen and utility room. UPVC double glazed. Gas central heating (new boiler 2023). Modern fitted wet room. Gated driveway with ample parking and generous sized rear garden. NO UPWARD CHAIN INVOLVED.



- TWO DOUBLE BEDROOM SEMI-DETACHED HOUSE • Spacious lounge/diner, Conservatory • Dining room, Fitted kitchen, Utility room

## COVERED ENTRANCE PORCH

### ENTRANCE HALL

Front UPVC double glazed entrance door and side facing UPVC double glazed window. Staircase leading to the first floor. Radiator. Glazed door leading into the dining room.

### DINING ROOM

12'4" x 8'7"

Rear facing UPVC double glazed window. Useful built-in cupboard. Radiator. Glazed door into the kitchen and lounge/diner.

### LOUNGE/DINER

19'1" x 10'10"

Front facing UPVC double glazed bow window and rear UPVC double glazed French doors leading into the conservatory. Feature cream granite fireplace with hearth and inset to an electric fire. Radiator.

### CONSERVATORY

8'9" x 8'0"

Rear and side facing UPVC double glazed windows and side facing UPVC double glazed French doors. Inset ceiling spotlights. Laminate floor. Radiator.

### KITCHEN

11'10" x 8'11"

Front UPVC double glazed entrance door leading from the driveway and front facing UPVC double glazed window. Fitted with modern light grey high gloss wall and base units with cream laminate worksurfaces incorporating a sink and drainer with marble effect UPVC splashbacks. Integrated five ring gas hob with extractor hood above and built-in electric oven and grill. Space for undercounter fridge. Electric wall heater. Folding door into the utility room.

### UTILITY ROOM

9'3" x 6'1"

Rear and side facing UPVC double glazed windows. Fitted with a range of wall and base units with laminate worksurfaces and space for washer, dryer and dishwasher. Space for fridge freezer. Wall mounted electric heater.

### LANDING

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

### BEDROOM ONE

15'5" x 8'8"

Two front facing UPVC double glazed windows. Radiator.



- UPVC double glazed
- Gas central heating (new boiler 2023)
- Modern fitted wet room
- Gated driveway with ample parking

Large built-in storage cupboard also housing the wall mounted gas combi central heating boiler (new 2023).

## BEDROOM TWO

10'5" x 10'3"

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

## WET ROOM

7'4" x 5'4"

Rear facing UPVC double glazed window. Fitted with an electric shower and a floating vanity wash hand basin and w.c with matching storage cupboards. Tiled walls. Useful built-in cupboard. Contemporary tall radiator.

## OUTSIDE

There is a patterned concrete driveway to the front with two pairs of tall wrought iron gates providing easy and comfortable parking with access to the front entrance door and kitchen door.

The rear garden is a generous size with concrete panelled fencing, raised planted borders with raised seating area and artificial lawn for ease of maintenance. There is a storage shed and outside cold water tap fitted.

## SOLAR PANELS

Solar panels area installed which are owner offering great savings with the added benefit of a feed in tariff.

## NO UPWARD CHAIN INVOLVED



- Generous sized rear garden
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 90 sq.m / 969 sq.ft



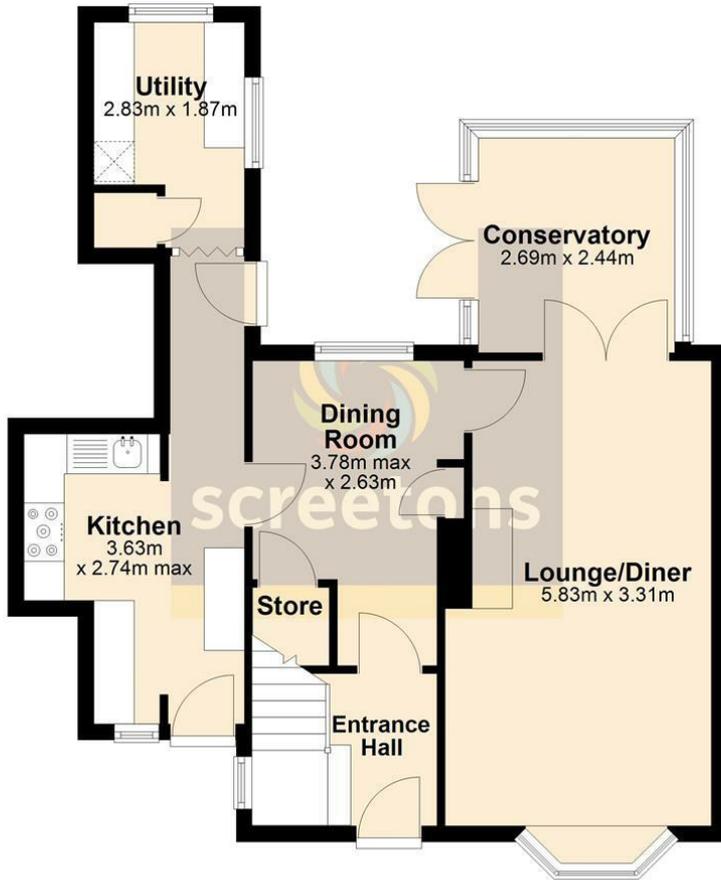


## Additional Information

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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

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

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

