



42 Ellison Street
Thorne DN8 5LH

Offers Around £105,000

FREEHOLD

Ideal First Time Buy. Two bedroom semi-detached cottage close to shops and facilities. Lounge and fitted kitchen/diner. UPVC double glazed. Gas central heating. Private rear garden. Ready to move straight into. Viewing Recommended.



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

ENTRANCE LOBBY

Front UPVC double glazed entrance door. Staircase to the first floor. Door into the lounge.

LOUNGE

12'2" x 11'8"

Front facing UPVC double glazed window. Feature timber fireplace with an electric stove effect fire. Radiator. Door into the kitchen.

KITCHEN/DINER

14'9" x 8'11"

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door. Fitted with a range of white wall and base units with black granite effect worksurfaces incorporating a one and a half bowl sink and drainer. Integrated electric over and four ring electric hob with stainless steel extractor above. Space for fridge freezer and washing machine. Radiator. Door into a useful understairs storage cupboard also housing the wall mounted gas combi boiler.

LANDING

Doors off to all rooms. Loft access point.

BEDROOM ONE

12'5" x 11'7"

Front facing UPVC double glazed window. Large built-in wardrobe. Radiator.

BEDROOM TWO

8'8" x 8'7"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

6'2" x 5'10"

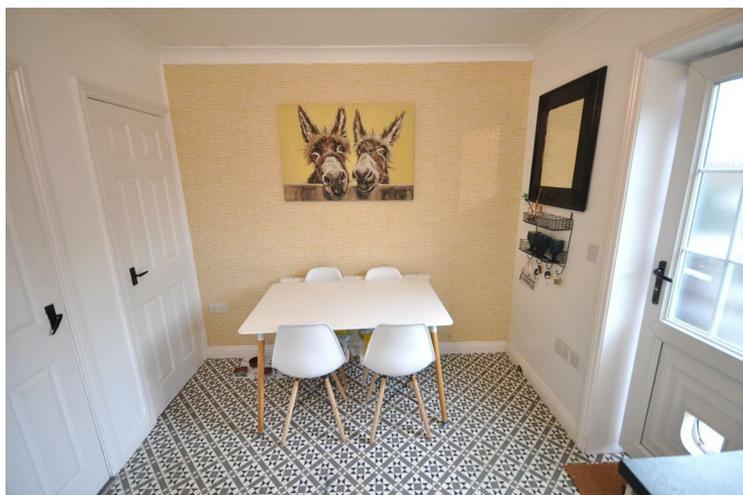
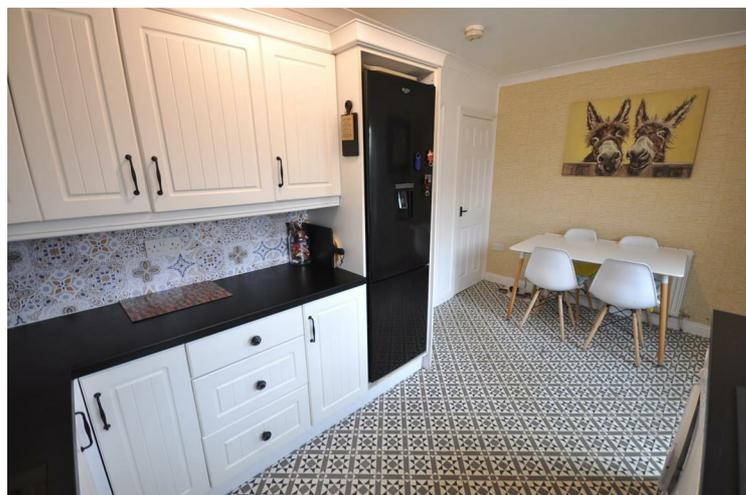
Rear facing UPVC double glazed window. Fitted with a white three piece suite comprising of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Tiled walls and floor. Radiator.

OUTSIDE

There is a private, timber fence enclosed rear garden with paved patio, artificial lawn and timber shed. There is a rear gate that provides access to the side of the house and back to the front road.



- Bathroom with shower
- Private rear garden
- Close to shops, schools and facilities
- Ideal First Time Buy or Investment to rent
- Viewing Recommended







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		87
(69-80)	C		
(55-68)	D	61	
(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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