



**8 Elmhirst Road
Thorne DN8 5HH**

**Offers Over £125,000
FREEHOLD**

VIEWING ESSENTIAL. THREE bedroom end terraced house with modern kitchen and bathroom. Spacious lounge/dining room. Gas central heating (new boiler). UPVC double glazed. Driveway and rear brick garage. Ideal First Time Buy. Ideally located close to schools, leisure centre and shops.



- THREE BEDROOM END TERRACED • Spacious lounge/dining room • Modern fitted kitchen • Modern bathroom

ENTRANCE HALL

Front UPVC double glazed composite entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor. Door into the kitchen. Laminate floor. Radiator.

KITCHEN

14'0" x 9'8"

Rear UPVC double glazed composite entrance door and rear facing UPVC double glazed window. Fitted with a modern range of cream high gloss handleless wall and base units with laminate worksurfaces incorporating a sink and drainer. Matching laminate splashback to the cooker area and tiled splashbacks. Integrated electric oven, grill and four ring gas hob with extractor hood above. Space for washing machine and fridge/freezer. Integrated dishwasher. Tiled floor. Useful walk-in pantry. Inset ceiling spotlights. Radiator.

LOUNGE/DINING ROOM

20'6" x 11'11"

Front facing UPVC double glazed window and rear facing UPVC double glazed french doors. Feature fireplace opening with timber mantel and stone flagged hearth to a log burner. Laminate floor. Inset ceiling spotlights. Radiator.



LANDING

Doors off to all rooms. Built-in storage cupboard housing the wall mounted gas combi central heating boiler. Loft access with pull down ladder.

BEDROOM ONE

11'6" x 11'6"

Rear facing UPVC double glazed window. Radiator.

BEDROOM TWO

12'7" x 8'9"

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

8'9" x 7'10"

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

BATHROOM

8'10" x 5'4"

Rear facing UPVC double glazed window. Fitted with a modern white suite comprising of a panelled bath with rainfall tap with shower attachment plus a mains shower with rainfall head to the ceiling, pedestal wash hand basin and w.c. Tiled walls and floor. Inset ceiling spotlights. Chrome towel radiator.



- Gas central heating (new boiler 2024)
- Log burner to the lounge
- UPVC double glazed
- Driveway and rear garage
- Gardens
- Perfect First Time Buy

OUTSIDE

There is a lawned front garden with timber panelled fencing and drop kerbs leading onto a paved twin track driveway providing off road parking.

The rear garden is fence enclosed with block paved patio, lawn, bark chipped childs play area and an established shrub border.

There is rear access to the garage and a pedestrian gate leading into the garden.

BRICK GARAGE

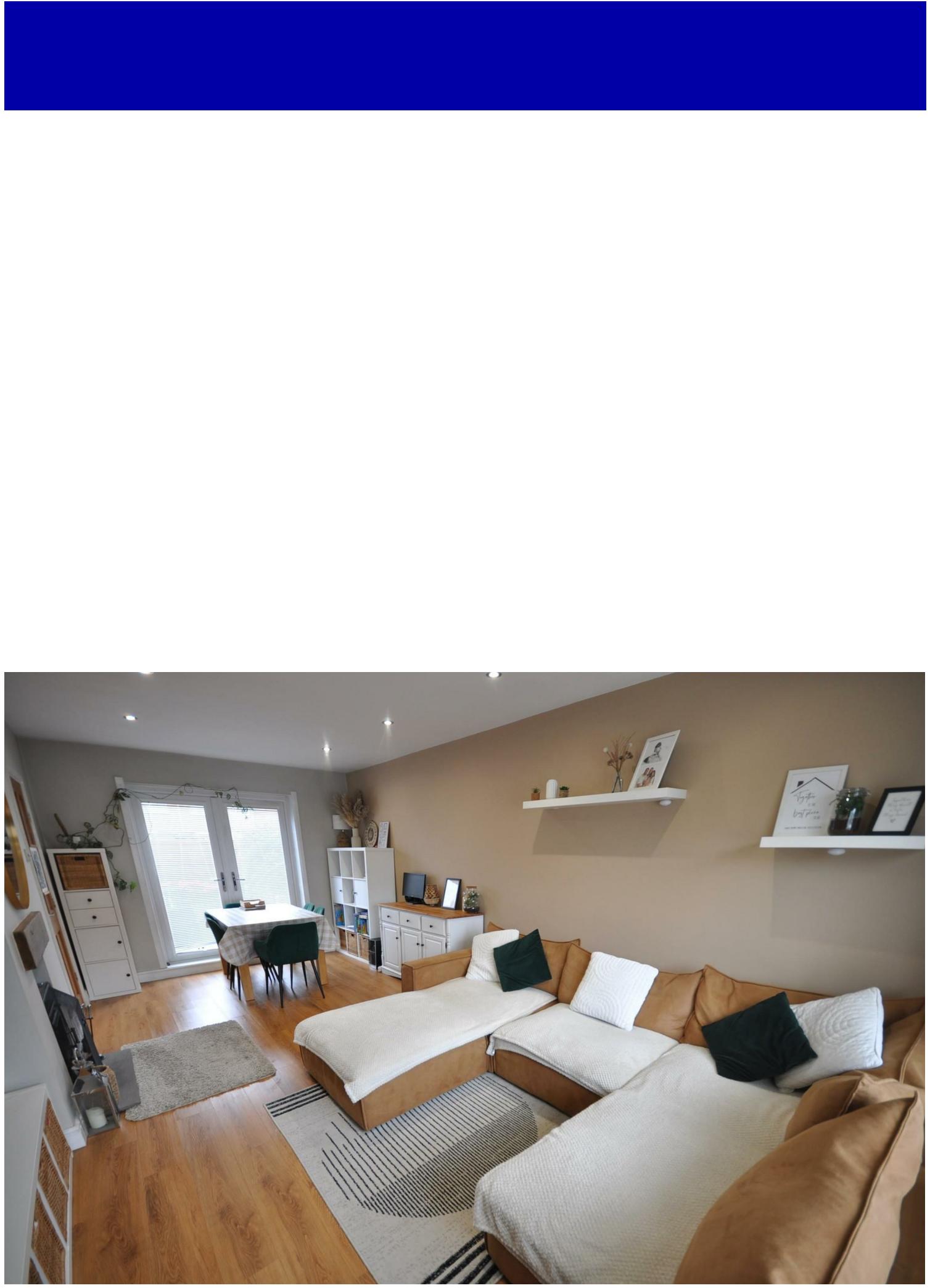
16'7" x 8'4"

Large rear timber double door access. UPVC double glazed window and timber pedestrian door which leads into the garden. Electric light and power installed.

ATTACHED STORE ROOM

5'0" x 3'0"







Additional Information

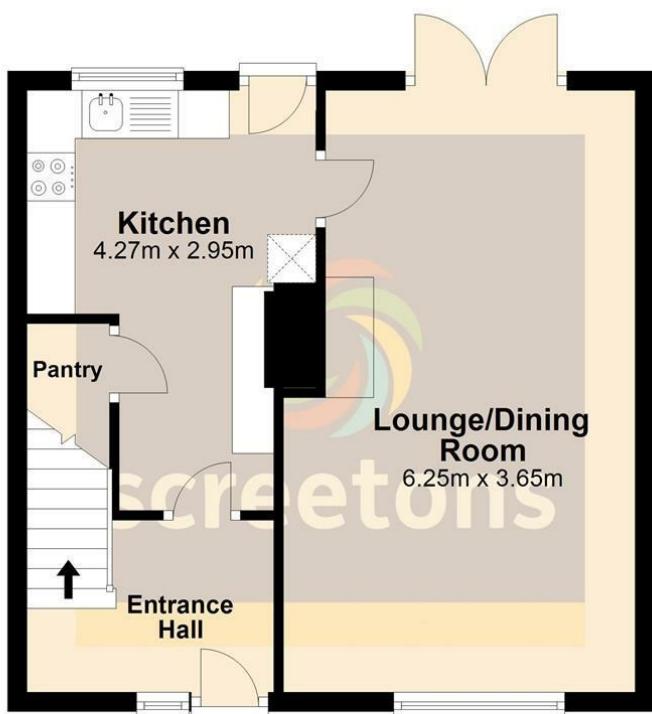
Local Authority - Doncaster

Council Tax - Band A

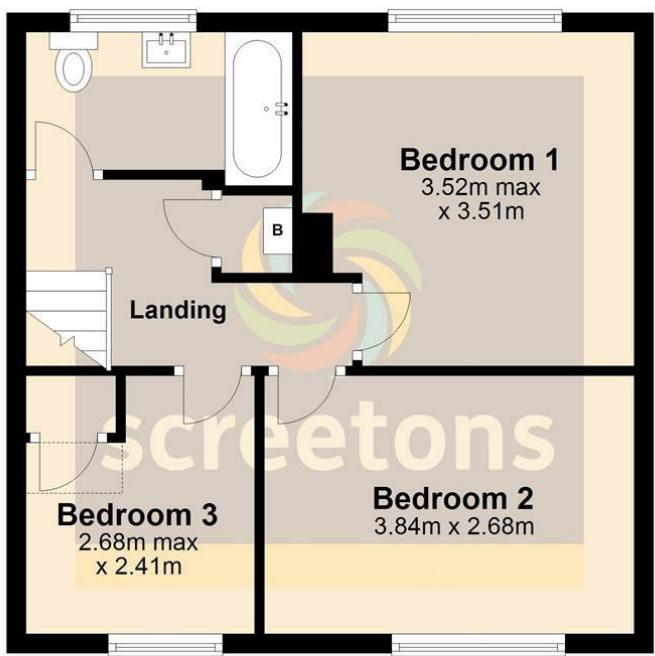
Viewings - By Appointment Only

Tenure - Freehold

Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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

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