



10 Canalside, West Street
Thorne DN8 5NZ

Offers Around £250,000

FREEHOLD

Stunning FOUR bedroom end townhouse with great sized living accommodation, located in a highly sought after area with direct canal views. Sitting room and modern fitted kitchen/diner. Home Bar. First floor lounge. Two modern bathrooms. Immaculate presentation throughout. Landscaped gardens. VIEWING ESSENTIAL.



- FOUR BEDROOM END TOWNHOUSE • Entrance hall, Sitting room • Kitchen/diner, First floor lounge • Modern fitted family bathroom

ENTRANCE HALL

Front composite UPVC double glazed entrance door. Door into the sitting room, kitchen/diner and w.c. Useful built-in storage cupboard. Staircase leading to the first floor. Traditional style radiator. Laminate floor.

SITTING ROOM

16'0" x 10'9"

Front UPVC double glazed french doors with adjoining side panel windows. Feature reclaimed wood clad walls with concealed LED lighting to the T.V wall. Traditional style radiator. Laminate floor. Built-in cupboard housing the wall mounted gas combi boiler.

KITCHEN/DINER

17'3" x 8'11"

Rear facing UPVC double glazed window and UPVC double glazed French doors. Fitted with a modern range of cream high gloss wall and base units with walnut effect laminate worksurfaces incorporating a one and a half bowl sink and drainer with splash back tiling. Integrated electric oven, gas hob and extractor hood above. Space for fridge freezer and washing machine. Dishwasher. Inset ceiling spot lights with pelmet lighting to the dining area. Traditional style radiator. Useful built-in understairs storage cupboard. Laminate floor.



W.C

5'7" x 2'6"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a wash hand basin and w.c. Laminate floor. Radiator.

LANDING

With spindle balustrade to the staircase and stairs leading to the second floor. Doors off to the lounge, bedroom three and the family sized bathroom.

LOUNGE

17'3" x 14'0"

Maximum dimensions. Front facing UPVC double glazed window and UPVC double glazed French doors opening onto a Juliette balcony with fabulous views across the canal. Traditional style radiator. Laminate floor.

BEDROOM THREE

11'5" x 10'5"

Rear facing UPVC double glazed window. Radiator.

BATHROOM

8'8" x 5'7"

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a contemporary free standing bath, tiled



- Master bedroom with en-suite • Landscaped gardens • Home Bar • Immaculate presentation throughout • Sought after residential area • Direct canal views

shower cubicle with mains fed shower to a rainfall head, wash hand basin and w.c. Tiled walls. Chrome towel radiator. Inset ceiling spotlights.

SECOND FLOOR LANDING

Spindle balustrade to the staircase. Doors off to three bedrooms and Jack and Jill en-suite bathroom. Built-in storage cupboard.

MASTER BEDROOM

14'4" x 10'2"

Front facing UPVC double glazed window. Traditional style radiator. Door into the en-suite 'Jack & Jill' bathroom.

EN-SUITE BATHROOM

9'2" x 6'9"

This can be used as an en-suite to the master bedroom or main bathroom for the second floor as it has been created as a 'Jack & Jill' bathroom with access from both the master bedroom and landing. Fitted with a contemporary white suite comprising of a large feature free standing bath with taps and shower attachment, floating vanity wash hand basin with drawers below and w.c. Part tiled walls. Black towel radiator. Inset ceiling spotlights.

BEDROOM TWO

11'5" x 9'8"

Rear facing UPVC double glazed window. Radiator.

BEDROOM FOUR

7'3" x 6'0"

Rear facing UPVC double glazed window. Radiator.

OUTSIDE

There is a walled frontage with wrought iron and composite double drive gates leading onto the driveway with additional matching pedestrian gate. The front garden has been attractively landscaped with a gabion bench, pebbled and gravelled areas with feature planting including a weeping silver birch tree. A feature timber porch has been added leading to the main entrance door.

The rear garden is a perfect entertaining space with composite decked and porcelain tiled seating areas, raised sleeper planting bed, covered gazebo and contemporary slatted timber fencing to the boundaries. There is access to the side of the house leading to the Bar.

BAR

16'7" x 7'3" narrowing to 3'8"



Glazed door leading from the garden. Built-in bar with tiled worktop incorporating a drinks fridge and shelving with concealed space for a tumble dryer. Built-in seating, inset ceiling spotlights and power points.



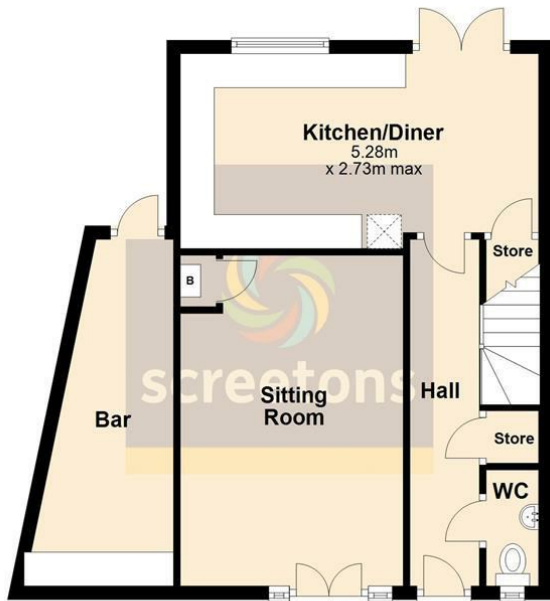


Additional Information

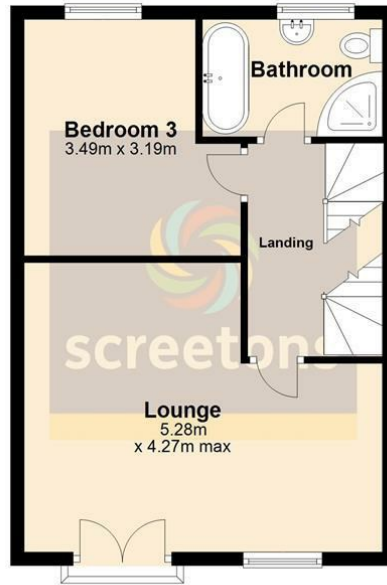
Local Authority -
Council Tax - Band
Viewings - By Appointment Only

Tenure - Freehold

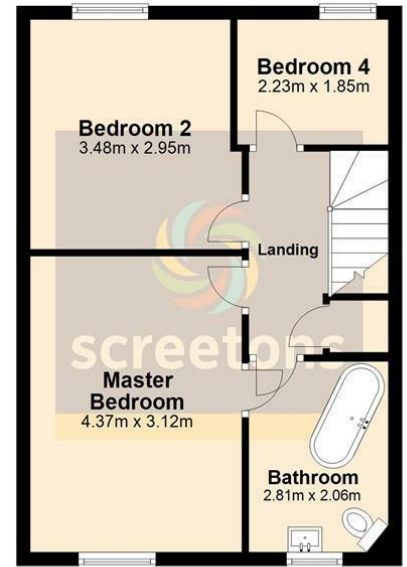
Ground Floor



First Floor



Second Floor



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		
Not energy efficient - higher running costs		
	75	85
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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