



## 2 Millcroft Close Thorne DN8 4DR

Offers Over £175,000

**FREEHOLD**

**VIEWING ESSENTIAL.** If you need space this is the one. **THREE DOUBLE** bedroom end townhouse. Fitted kitchen/diner with French doors. Spacious lounge. En-suite shower to master bedroom plus family bathroom. Garage, driveway and private sunny garden. Popular small estate. Perfect First Time Buy.



- **THREE DOUBLE BEDROOM TOWNHOUSE**
- Arranged over three floors
- Fitted kitchen/diner with french doors

## ENTRANCE HALL

Front UPVC double glazed entrance door. Spindle balustrade staircase leading to the first floor. Doors into the kitchen/diner, w.c. and garage. Useful built-in understairs storage cupboard. Radiator.

## KITCHEN/DINER

16'2" x 9'0"

Rear facing UPVC double glazed window and rear UPVC double glazed French doors. Fitted with beech effect wall and base units with black granite effect laminate worksurfaces incorporating a sink and drainer with splash back tiling. Integrated electric oven, four ring gas hob and extractor hood above. Space for fridge freezer, washing machine and dishwasher. Radiator. Wall mounted gas central heating boiler.

## W.C

6'7" x 2'11"

Fitted with a wash hand basin with tiled splash back and w.c. Radiator.

## FIRST FLOOR LANDING

Spindle balustrade staircase leading to the first floor. Doors off to the lounge and master bedroom. Radiator.

## LOUNGE

16'2" x 11'1" maximum.

Two rear facing UPVC double glazed windows. Radiator.

## MASTER BEDROOM

14'6" x 8'11"

Front facing UPVC double glazed window. Door into the en-suite shower room. Radiator.

## EN-SUITE SHOWER ROOM

6'9" x 6'7"

Front facing UPVC double glazed window. Fitted with a white suite comprising of a tiled shower cubicle with mains shower, pedestal wash hand basin and w.c. Radiator.

## SECOND FLOOR LANDING

Spindle balustrade to the staircase. Doors off to two bedrooms and bathroom. Built-in airing cupboard. Loft access.

## BEDROOM TWO

16'2" x 12'0" maximum.

Two rear facing UPVC double glazed windows. Radiator.

## BEDROOM THREE

13'6" x 9'2"

Front facing UPVC double glazed window. Radiator.





- Spacious lounge • Master bedroom with en-suite • Family bathroom • Garage and parking • Sunny rear garden • Popular small residential estate • Extending to approx. 101.8 sq.m (exc. garage)

## BATHROOM

7'9" x 6'8"

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

## OUTSIDE

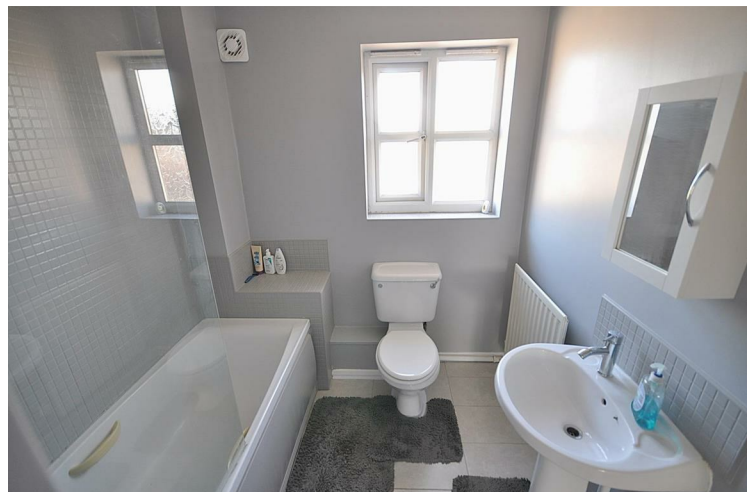
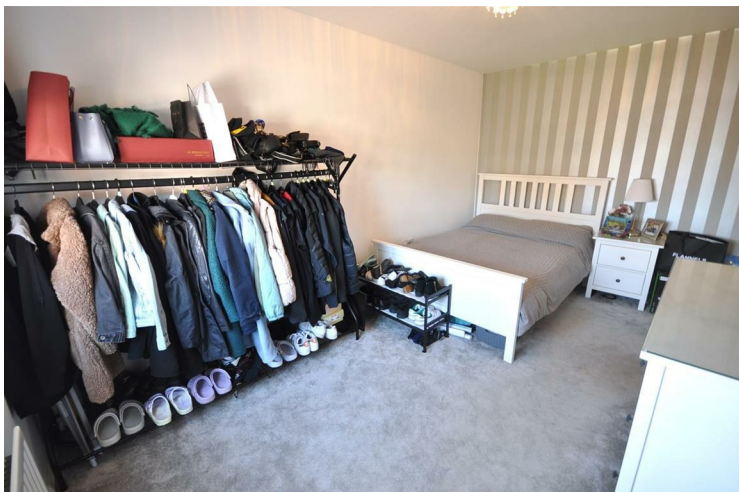
The front is open plan with tarmac and gravelled driveway providing off road parking for two cars and leading to the garage. There is a gate to the side leading into the rear garden.

## INTEGRAL GARAGE

16'8" x 9'2"

Front electric operated roller shutter door. Electric light and power. Integral door leading into the hallway.

The rear garden is walled with timber panelled fencing, blocked paved patio and artificial lawn. An outside cold water tap is installed.







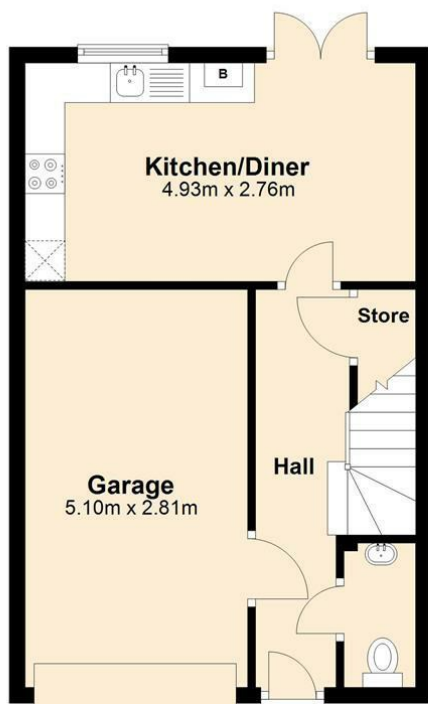


## Additional Information

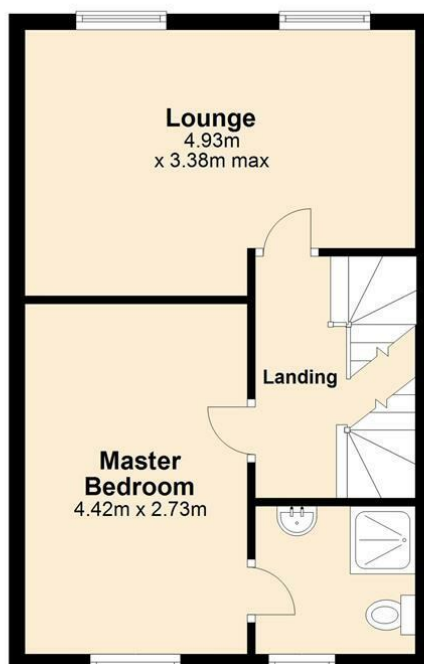
**Local Authority** - Doncaster  
**Council Tax** - Band B  
**Viewings** - By Appointment Only

**Tenure** - Freehold

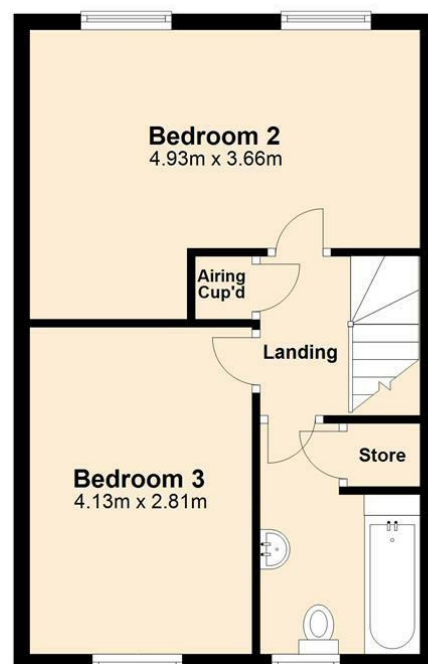
## Ground Floor



## First Floor



## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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		
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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