



**43 Wike Gate Road
Thorne DN8 5PF**

**Offers Over £120,000
FREEHOLD**

Perfect First Time Buy. THREE bedroom end terraced house with GARAGE. Spacious lounge/diner, Kitchen, Porch & Utility room. UPVC double glazed. Gas central heating. Front and rear gardens. Driveway. Great Potential. NO UPWARD CHAIN INVOLVED.



- THREE BEDROOM END TERRACED HOUSE
- Spacious lounge/diner
- Kitchen, Porch & Utility room
- UPVC double glazed

ENTRANCE HALL

Front UPVC double glazed entrance door with adjoining UPVC double glazed window. Staircase leading to the first floor. Door into the lounge/diner and kitchen. Radiator.

LOUNGE/DINER

20'5" x 11'6" max.

Front facing UPVC double glazed bow window and rear facing UPVC double glazed window. Timber fireplace and hearth and an electric fire (gas connection available). Radiator. Door into the kitchen.

KITCHEN

14'2" x 9'9" max.

Rear facing UPVC double glazed window. Fitted with a range of wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer with tiled splashbacks. Free standing electric cooker. Useful built-in pantry. Radiator. Timber door into the side porch.

SIDE PORCH

Front and rear UPVC double glazed entrance doors. Doors into the utility room and store room.

UTILITY ROOM

7'4" x 5'4"

Rear facing reeded glass window. Fitted with a double drainer stainless steel sink. Space and plumbing for washing machine and space for fridge freezer.

STORE

5'7" x 3'1"

LANDING

Side facing UPVC double glazed window. Useful built-in storage cupboard also housing the wall mounted gas combi central heating boiler. Doors off to all rooms. Loft access.

BEDROOM ONE

12'4" x 11'4 1'8" max.

Rear facing UPVC double glazed window. Feature cast iron fireplace. Built-in wardrobes. Radiator.

BEDROOM TWO

12'6" x 8'8"

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

8'8" x 8'0"

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



- Gas central heating
- Great Potential
- Front and rear gardens
- Driveway & Brick Garage
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 88.1 sq.m (exc. garage)

BATHROOM

5'4" x 4'6"

Rear facing UPVC double glazed window. Fitted with a panelled bath and wash hand basin with tiled splashbacks.

Radiator.

W.C

4'10" x 2'11"

Side facing UPVC double glazed window. Fitted with a w.c.

OUTSIDE

The property is set behind an established privet hedge with lawn and established shrubs. There are wrought iron gates leading onto the driveway, providing off road parking and leading to the garage with pedestrian gate leading onto a block paved path and leading to the front entrance door.

GARAGE

17'11" x 9'11"

Front up and over access door and side UPVC double glazed entrance door. Rear facing single glazed window. Inspection pit. Power and water supply.

The rear garden is lawned with established shrubs and hedging and timber shed. An outside cold water tap is fitted.

NO UPWARD CHAIN INVOLVED







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		
(69-80) C		78
(55-68) D	67	
(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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