



**73 Southfield Road
Thorne DN8 5NX**

**Offers Around £140,000
FREEHOLD**

Perfect First Time Buy. THREE bedroom semi-detached house. Modern fitted kitchen/diner & shower room. UPVC double glazed windows and conservatory (New 2020). Owned Solar Panels. Hot tub. Front driveway with rear car access. Generous sized rear garden. Close to shops, schools and train station. Viewing Advised.



- THREE BEDROOM SEMI-DETACHED HOUSE
- Open plan lounge, Modern fitted kitchen/diner (New 2020)
- Utility room, Owned solar panels (Fitted 2024)

INFORMATION

The UPVC double glazed windows, front door and conservatory were all installed in 2020, the bathroom was new in 2022, the kitchen was new and fitted in 2020 and the solar panels (owned) were installed in 2024. Please note the Energy performance Certificate was carried out before these alterations.

LOUNGE

18'6" x 10'4" max.

Front composite double glazed entrance door and front facing UPVC double glazed window. Feature chrome spindle balustrade staircase leading to the first floor. Inset wall mounted electric fire. Tall radiator. Glazed door into the kitchen/diner.

KITCHEN/DINER

13'3" x 9'3"

Rear facing UPVC double glazed window and rear UPVC double glazed door leading into the conservatory. Fitted with modern cream shaker style wall and base units with timber effect laminate worksurfaces incorporating a stainless steel one and a half bowl sink and drainer with splash back tiling. Integrated electric oven, microwave and four ring electric hob with extractor hood above. Matching moveable breakfast

island. Useful understairs storage cupboard/pantry with side UPVC double glazed window and also housing the solar panel battery. Open access into the utility room. Laminate floor. Radiator.

UTILITY ROOM

9'3" x 4'11"

Rear facing UPVC double glazed window and rear UPVC double glazed entrance door. Space and plumbing for washing machine and dryer, space for fridge freezer and chest freezer. Laminate floor. Wall mounted gas combi central heating radiator.

CONSERVATORY

9'1" x 8'0"

Rear and side facing UPVC double glazed windows and side UPVC double glazed entrance door. Laminate floor. Radiator.

LANDING

Side facing UPVC double glazed window. Loft access. Chrome spindle balustrade to the staircase. Radiator. Doors off to all rooms.

BEDROOM ONE

10'2" x 8'10"

Front facing UPVC double glazed window. Radiator.



- UPVC double glazed (New 2020)
- UPVC conservatory (New 2020)
- Modern shower room (New 2022)
- Hot tub with air source heat pump

BEDROOM TWO

11'0" x 9'10" max.

Rear facing UPVC double glazed window. Radiator.

BEDROOM THREE

7'11" x 5'5"

Front facing UPVC double glazed window. Radiator.

SHOWER ROOM

8'3" x 4'6"

Rear and side facing UPVC double glazed window. Fitted with a modern white suite comprising of a light grey high gloss vanity wash hand basin with concealed cistern w.c and a double shower cubicle with mains shower and marble effect panelled walls. Tiled walls. Inset ceiling spotlights. Chrome towel radiator.

OUTSIDE

There is a walled frontage with wrought iron gates leading onto a large gravelled driveway providing ample off road parking. A gate to the side leads into the rear garden.

The rear garden is a generous size with a paved and gravelled seating area with Hot Tub powered with an Air Source Heat Pump (included in the sale). The garden continues into a

lawned area with a planted gravelled and bark chipped beds with greenhouse and timber shed. There is timber panelled fencing to the boundaries with timber double gates to the rear section, providing rear car access if required which is accessed off Axholme Green.

SOLAR PANELS

The solar panels are owned with batteries and offer significant electricity savings and were installed in 2024.



- Front driveway, Gardens, Rear car access
- Perfect First Time Buy
- Extending to approx. 75.9 sq.m





Additional Information

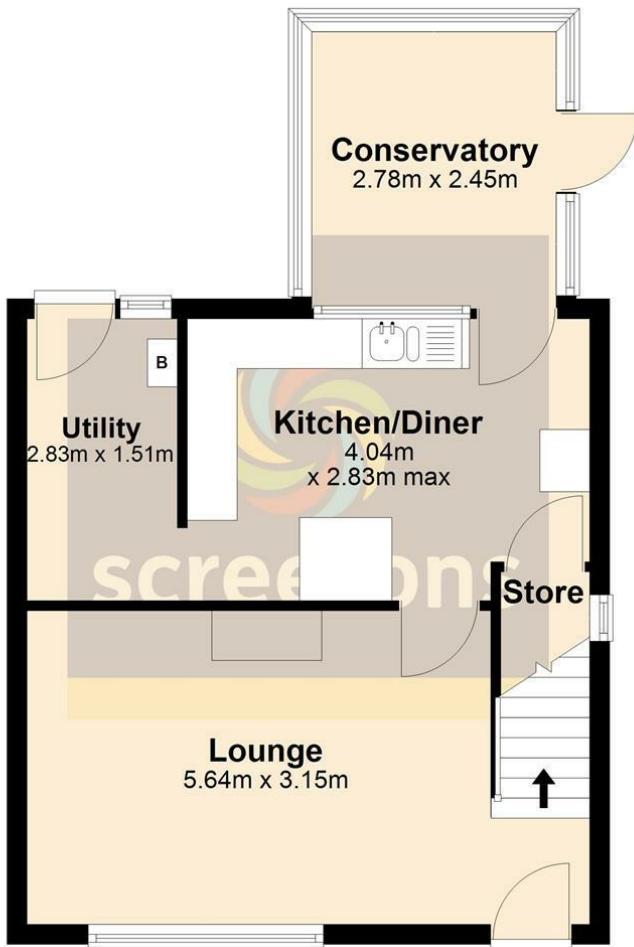
Local Authority - Doncaster

Council Tax - Band A

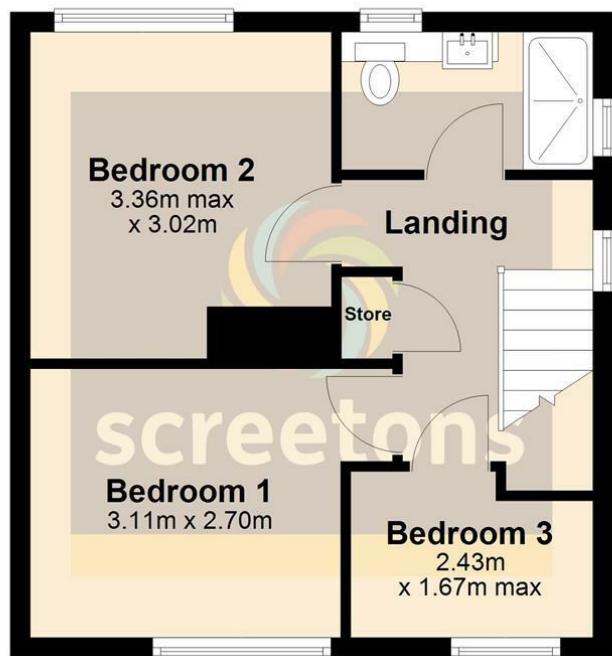
Viewings - By Appointment Only

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		80
(55-68) D	66	
(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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