



## 3 Park Crescent Thorne DN8 5LQ

Offers Over £170,000

**FREEHOLD**

EXTENDED THREE bedroom semi-detached bungalow. Porch, spacious lounge, kitchen/diner and bathroom. Double glazed and gas central heating. Driveway and good sized gardens. Popular and quiet cul-de-sac close to shops. NO UPWARD CHAIN INVOLVED.



- EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW • Porch, Lounge/diner, Fitted kitchen • Gas central heating

### FRONT ENTRANCE PORCH

Side timber entrance door and front and side facing sealed unit double glazed windows. Wall mounted central heating boiler. Glazed door into the lounge/diner and open access into the kitchen. Internal glazed window into the lounge.

### LOUNGE/DINER

17'10" x 8'10"

Front facing UPVC double glazed window. Feature stone fireplace with T.V alcove and open fire grate. Three wall uplighters and one central pendant light. Plate display rail shelf. Radiator. Glazed door into the inner hall.

### KITCHEN

11'6" x 8'3"

Front sealed unit double glazed window. Fitted with a range of white wall and base units with marble effect laminate worksurfaces incorporating a stainless steel sink and drainer. Free standing electric cooker. Plumbing for washing machine. Built-in cupboard with sliding doors. Radiator. Side UPVC double glazed entrance door leading onto the driveway.

### INNER HALL

Doors off to all rooms. Loft access point. Built-in airing cupboard housing the hot water cylinder.

### BEDROOM ONE

18'3" x 11'7"

Extended room and measured to widest points. Rear facing UPVC double glazed window. Radiator.

### BEDROOM TWO AND THREE LAYOUT OPTIONS

If three bedrooms are not required then bedrooms two and three can easily be reconfigured and combined to create one bedroom with its own walk-in dressing room by removing the wall in bedroom three or simply removing the internal doors to the bedrooms and adding one to the hallway.

### BEDROOM TWO

9'2" x 7'4"

Rear facing UPVC double glazed window. Radiator.

### BEDROOM THREE

8'10" x 5'7"

Rear facing singled glazed window. Radiator.

### BATHROOM

6'10" x 5'4"

Side facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath with electric shower and glass screen over, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.



- Double glazed, Bathroom
- Lawned front and rear gardens
- Side driveway, Carport, Garage Storage
- Popular quiet cul-de-sac

## OUTSIDE

There is an open plan lawned front garden with paved driveway providing off road parking and leading to the side, through wrought iron gates and into the carport providing further parking. There is access to the garage beyond, where the width of the driveway narrows to approximately 2.09m wide, due to the rear extension. A wrought iron gate leads into the rear garden and there is an outside cold water tap.

## GARAGE

15'5" x 9'1"

Front timber double access doors and two windows.

The rear garden is a generous size with lawn and timber panelled fencing.

## NO UPWARD CHAIN INVOLVED



- Central location walking distance to facilities
- NO UPWARD CHAIN INVOLVED
- Extending to approx. 72.5 sq.m / 780 sq.ft



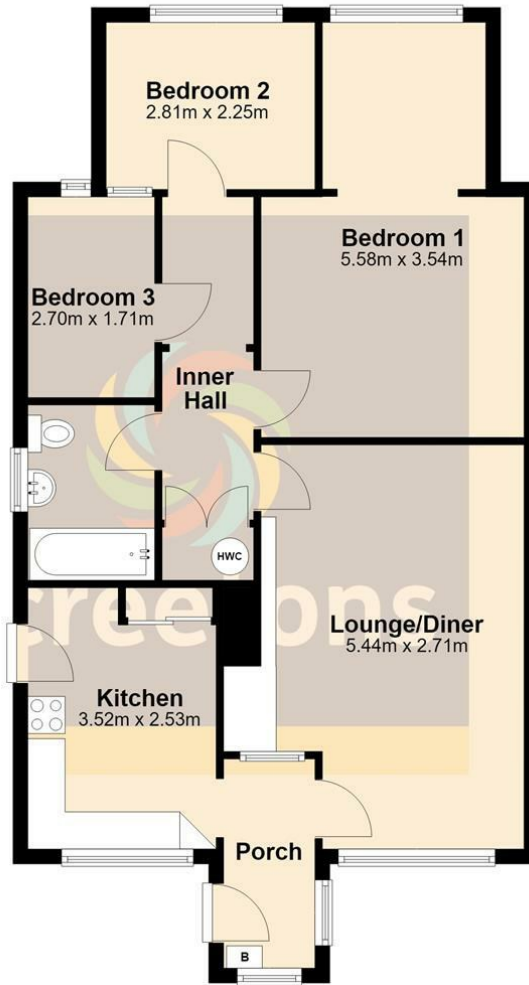


## Additional Information

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

**Tenure** - Freehold

## Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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