



Orchard Street, Thorne DONCASTER DN8 5EF



welcome to

Orchard Street, Thorne DONCASTER

CALLING ALL FIRST TIME BUYERS! This two bedroom mid terraced property located in the heart of Thorne boasts well presented interiors throughout, enclosed rear garden, well proportioned bedrooms & close to local amenities, schools & motorway links.



Lounge

Including a composite front door, a centrally heated radiator, a front facing double glazed window, a storage cupboard and carpet floor covering.

Dining Room

Comprising of a front facing double glazed window, laminate floor covering and an under stairs storage cupboard.

Kitchen

The fitted kitchen, including cream wall and base units, features a central heating radiator, a rear facing double glazed window, a tiled splash back, a sink and drainer unit, a gas cooker, an electric oven and a cooker hood.

Utility Room

Comprising of a PVC door, a rear facing double glazed window, wall units and tiled floor covering.

Bedroom One

Featuring a front facing double glazed window, carpet floor covering, a central heating radiator and loft access.

Bedroom Two

Featuring a front facing double glazed window, carpet floor covering, a central heating radiator and a storage cupboard.

Bathroom

Including a WC, a vanity unit with a sink, a heated towel rail, a bath, a shower cubicle, spot lights and tiled floor covering where visible.

Rear Garden

The private rear garden includes a lawn space and a patio area.



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welcome to

Orchard Street, Thorne DONCASTER

- Perfect First Home
- Modern Interiors Throughout
- Enclosed Rear Garden
- Close To Local Amenities, Schools & Motorway Links
- Viewing Is Essential!

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THN105592 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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