



# Tennyson Avenue Thorne DN8 5BX

£90,000

- Semi Detached House
- Two Bedrooms
- Open Plan Dining Kitchen
- Integrated Appliances
- Modern White Bath Suite
- Gardens Front & Rear
- No Onward Chain
- EPC Rating TBC



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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Thorne- available with no onward chain, well presented semi detached house enjoys a cul de sac location with excellent access to the motorway network. Benefiting from gas combi CH, Upvc DG and gardens front & rear, the accommodation comprises to the groundfloor: entrance lobby, bay fronted lounge and open plan dining room/kitchen with integrated cooking appliances. To the first floor are two bedrooms, one with walk-in wardrobes and well presented bathroom with white suite. Viewing is advised.

**ENTRANCE** Upvc side entrance door with double glazed opaque stained and leaded glass insert leads into

to both the side and rear and Upvc door opens into the rear.

**ENTRANCE LOBBY** Useful entrance lobby with cloak hanging, stairs rising to first floor accommodation and internal doors leading off.

### FIRST FLOOR ACCOMODATION

**STAIRS AND LANDING** Enclosed staircase with painted timber handrail, access to roof void and internal doors leading off

**LOUNGE** 12' 0"max x 14' 0"max (3.66m x 4.27m) Benefits from feature timber effect Adam style fire surround with marble effect back and raised hearth housing real flamed effect gas fire, coving to the ceiling, dado rail, central heating radiator and UPVC double glazed leaded bay window over looking the front.

**BEDROOM ONE** 11' 6" x 14' 0"max (3.51m x 4.27m) With exposed painted timber beams to the ceiling and dado rail, ceiling mounted fan light, central heating radiator and Upvc double glazed leaded window over looking the front.

**DINING ROOM** 12' 0"max x 14' 0"max (3.66m x 4.27m) With feature ornate alcove fire place with timber beam above and matching fire side timber shelving, plate rack, built in timber handmade display cupboard, useful under stairs storage cupboard and central heating radiator, Upvc double glazed leaded window to the front, dining room opens up into

**BEDROOM TWO** 12' 1(max)" x 6' 8(min)" (3.68m x 2.03m) Useful walk-in wardrobe providing both hanging and storage shelving also containing gas combination boiler and matching over head storage cupboards with matching timber Louvre door, central heating radiator, exposed beam to the ceiling and Upvc double glazed leaded windows to both the side and rear.

**KITCHEN** 11' 0" x 9' 4" (3.35m x 2.84m) With good quality tiled flooring and fitted light oak style units comprising wall and base display units with marble effect food preparation surfaces and co-ordinating splash back tiling, integrated electric oven with four ring gas hob above and filter hood, plumbing for automatic washing machine and under counter space for dryer, fridge and freezer, coving to the ceiling, central heating radiator, Upvc double glazed leaded window

**BATHROOM** 6' 1" x 7' 0" (1.85m x 2.13m) With tiled flooring and coloured washed walls to dado rail height, fitted with modern white suite with gold effect fitments comprising of low level flush WC, pedestal wash hand basin and panelled bath with mixer tap and telephone style shower attachment, ceramic tiled splash backs, central heating radiator and Upvc double glazed opaque window to the rear.

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EXTERNAL

**FRONT** Low maintenance alpine style garden with timber perimeter fencing with a good variety of mature shrubs and trees, double wrought iron gates give access to block paved walkway, outside security light, a step up to the front door and a secure timber pedestrian access gate leads to

**REAR** To the rear is a fully enclosed courtyard style garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards and brick built perimeter wall, concrete hard standing with outside cold water supply and brick built storage shed to the rear

**TENURE** The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

**HEATING & APPLIANCES** The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

**LOCATION** Get on M62 from Rawcliffe Rd/A614  
Continue on M62. Take the slip road onto the M18 to Selby Rd/A614 in Thorne. Take exit 6 from M18  
Continue on A614. Continue onto Selby road which turns into field side then take a left onto field road, second right onto St Nicholas road then left at the end of the road then your third right onto Tennyson Avenue the property can be identified by our Housesetc for sale board.

Council tax band: A





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