SUPERB DEVELOPMENT & INVESTMENT OPPORTUNITY this two bedroom semi-detached house has the benefit of PLANNING PERMISSION granted for the erection of a pair of semi-detached houses to the side garden. Further information and plans are available at our Thorne office.

The property has gas central heating and is priced to allow for further updating with the accommodation briefly comprising of: entrance hall, lounge, kitchen, downstairs wc, two bedrooms and bathroom. Outside there are generous sized lawned gardens with established shrubs and a detached garage with ample off road parking.

NO UPWARD CHAIN.

Offers Around £110,000
The property has gas central heating.

**GROUND FLOOR ACCOMMODATION**

- **Entrance hall**
  Part glazed timber front entrance door opens into entrance hall with stairs to first floor. One central heating radiator.

- **Lounge**  
  (14'2" x 13'9" max)  
  (4.31m x 4.19m max)
  With coving to ceiling and ornate ceiling rose. Timber mantle over stone effect fire surround with gas fire and tiled hearth with timber clad chimney breast. Under stairs storage cupboard. One central heating radiator.

- **Kitchen**  
  (15'0" x 8'6")  
  (4.58m x 2.60m)
  With range of laminated wall and base units with marble style work surfaces incorporating one and a half bowl stainless steel sink with mixer tap and tiled surround. Built-in electric oven with four ring gas hob and extractor over. Coving to ceiling. Door to side entrance hall.

- **Side Entrance Hall**
  With timber external door and door to downstairs wc.

- **Downstairs WC**  
  (4'8" x 2'9")  
  (1.42m x 0.84m)
  Having low flush wc in white and wall mounted ‘Logic’ gas combi boiler.

**FIRST FLOOR ACCOMMODATION**

- **Landing**
  Loft access point.

- **Master Bedroom**  
  (18'0" x 10'5" max)  
  (5.49m x 3.18m max)
  To the front elevation with two front facing windows and one central heating radiator.

- **Bedroom Two**  
  (12'0" x 9'11")  
  (3.67m x 3.01m)
  To the rear elevation. Built-in storage cupboard. One central heating radiator.

- **Bathroom**  
  (8'7" x 7'10")  
  (2.62m x 2.40m)
  Bathroom suite comprising panelled bath with tiled surround, tiled shower cubicle with ‘Gainsborough’ electric shower, pedestal wash hand basin and low flush w.c. One central heating radiator.

**OUTSIDE**

- **Gardens**
  The property stands on a corner plot with lawned gardens to the front and side with established shrubs and flower borders. To the rear of the property there is a concrete paved patio area.
  Concrete driveway provides ample off road parking and leads to garage.

- **Detached Garage**
  Detached sectional concrete garage with metal up and over vehicular access door and pedestrian door.

- **Building Plot**
  The property has the benefit of planning permission passed for the erection of a pair of semi-detached houses on approx. 0.04ha of land which is to the side of the property. Further information and plans are available at our Thorne office.

- **Council Tax**
  Preliminary enquiries indicate that the property is band A.

**PROFESSIONAL PROPERTY SERVICES INCLUDE:**

- **RESIDENTIAL SALES & LETTINGS**
- **NEW HOMES**
- **AUCTIONS**
- **DEVELOPMENT & BUILDING LAND**
- **COMMERCIAL SALES & LETTINGS**
- **AGRICULTURAL**
- **MORTGAGE & PROTECTION ADVICE THROUGH THE MORTGAGE ADVICE BUREAU**
- **VALUATION & SURVEY**
- **FREE MARKET APPRAISAL**
- **TELEPHONES ANSWERED 8AM TO 8PM, 7 DAYS A WEEK**
- **FLOOR PLANS**
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- Mortgage Advice

In association with Mortgage Advice Bureau, we have a mortgage adviser based within our offices who will be happy to assist you with any mortgage requirements, which you may have. The initial consultation is free of charge and without obligation. With access to over 1,000 mortgage products from most main lenders, why not see what Mortgage Advice Bureau can do for you.

Your home may be repossessed if you do not keep up repayments on your mortgage. Mortgage Advice Bureau’s typical fee for arranging your mortgage is £299, however depending on your circumstances, a fee of up to 1.5% of the mortgage amount may be charged.
IMPORTANT NOTES
These particulars have been prepared in all good faith to give a fair and overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned and as to the content of these particulars and make further specific enquiries to ensure that the descriptions are likely to match any expectations they may have of the property.

We have not tested any services, appliances, facilities or equipment and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Photographs depict only certain parts of the property. It should not be assumed that any contents, furniture, furnishings, fixtures and fittings etc. photographed, are included in the sale. It should not be assumed that the property remains as displayed in the photographs. No assumption should be made with regard to parts of the property that have not been photographed.

Any areas, measurements or distances referred are given as a guide only and not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

Where reference is made to planning permissions of potential uses such information is given by the agents in good faith. Purchasers should make their own enquiries into such matters prior to purchase.

FLOOR PLANS OF PROPERTY

Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.

LOCATION MAP

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