



**Lower Kenyon Street, Thorne Doncaster DN8 5BP**



**welcome to**

**Lower Kenyon Street, Thorne Doncaster**

IDEAL FOR FIRST TIME BUYERS OR INVESTORS! This three bedroom semi detached property boasts enclosed rear garden, utility room, two reception rooms, family bathroom & shower room! VIEWING IS ESSENTIAL!



### **Lounge**

The lounge offers laminate floor covering, a front facing bay window, characterful fireplace with an open fire & a centrally heated radiator.

### **Dining Room**

The dining area benefits from a rear facing window, electric fireplace with surround, laminate floor covering & a door leading into the kitchen.

### **Kitchen**

The kitchen is fitted with a range of wall and base units and incorporates a stainless-steel sink. There is an electric cooker with extractor hood, while a side-facing double-glazed window provides natural light. A PVC door offers direct access to the rear garden.

### **Utility Room**

The utility room is fitted with wall-mounted units and provides plumbing for a washing machine. A side-facing double-glazed window allows natural light into the space, and the room provides access through to the shower room.

### **Shower Room**

The downstairs shower room is accessed via the utility room and comprises of a shower cubicle, wash hand basin, a low flush w/c, and tiling to the walls. This room also benefits from a heated towel rail, extractor fan, and recessed spotlighting, providing a practical yet contemporary space.

### **Landing**

The landing area is generously proportioned and features laminate flooring, a central heating radiator and a side-facing double-glazed window.

### **Bedroom One**

Comprising of carpet floor covering, front facing window and a central heated radiator.

### **Bedroom Two**

Bedroom two offers carpet floor covering, a centrally heated radiator and a rear facing double glazed window, this room also has built in cupboards for

storage.

### **Bathroom**

The generously sized family bathroom is well appointed with built-in vanity cupboards incorporating a wash hand basin, a bath with shower overhead, a low flush w/c, a rear-facing double-glazed window & a heated towel rail.

### **Rear Garden**

Irregular Shaped Room x ( x )

The enclosed rear garden features a block-paved patio area, ideal for outdoor seating, along with a separate lawned section and a useful garden shed, providing both practicality and outdoor enjoyment.



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## **Lower Kenyon Street, Thorne Doncaster**

- Ideal For Investors And First Time Buyers
- Shower Room & Family Bathroom
- Enclosed Rear Garden
- Close To Local Amenities, Schools & Motorway Links
- Utility Room

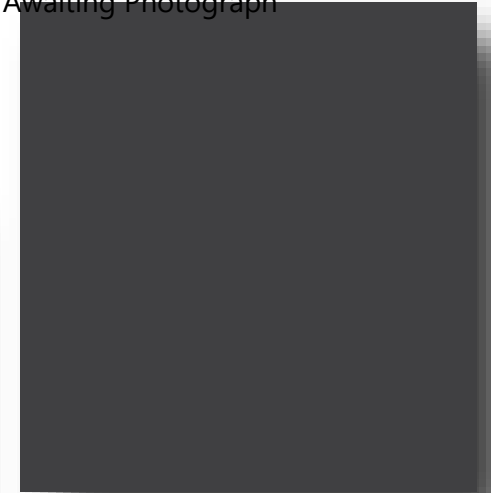
Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£120,000**



Awaiting Photograph



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THN105595 - 0003

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