



**Wike Gate Road, Thorne DONCASTER DN8 5JH**

**welcome to**

**Wike Gate Road, Thorne DONCASTER**

Offered to market with no onward chain, this well presented three bedroom property is perfect for first time buyers & families, modern interior throughout, enclosed rear garden and conservatory & so much more.



### **Entrance Hall**

Entering the property through a composite door into the entrance hall, featuring laminate flooring and providing access to the ground floor accommodation.

### **Lounge**

A beautifully presented lounge featuring a front-facing double glazed bay window that allows plenty of natural light into the room. The focal point is a contemporary electric fire, complemented by panelling to the walls.

### **Dining Room**

Open plan from the lounge the dining room offers plenty of space for family dining, with patio doors that lead into the conservatory.

### **Conservatory**

Featuring laminate flooring and a radiator, this additional living space can be enjoyed comfortably throughout the year and is ideal as a sitting area, playroom or home office.

### **Kitchen**

A stylish and modern kitchen fitted with an excellent range of shaker-style wall and base units, providing ample storage and worktop space. The kitchen benefits from a range of integrated appliances including a dishwasher, microwave and oven, alongside an electric hob, creating a practical and attractive space for everyday living.

### **Bedroom One**

With a front facing double glazed window, the room benefits from carpet flooring, a centrally heated radiator and ample space for a range of bedroom furniture

### **Bedroom Two**

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

### **Bedroom Three**

Comprising of a front facing double glazed window,

centrally heated radiator.

### **Bathroom**

A modern family bathroom fitted with a white three-piece suite comprising bath with mains-fed shower over, wash hand basin and low-flush WC. with a heated towel radiator,

### **Rear Garden**

The enclosed rear garden has been designed for low-maintenance living, featuring artificial grass, particularly useful outbuilding provides excellent additional facilities, including a WC, wash hand basin, plumbing for a washing machine and tumble dryer, together with useful storage space. This practical area offers an ideal utility room.

### **Outbuilding/Room**

Located at the bottom of the garden, this detached outbuilding is currently utilised as an additional bedroom, offering valuable extra space. Benefiting from laminate flooring, electricity supply and PVC patio doors, lending itself to a variety of uses including a home office, gym, hobby room, playroom or guest accommodation, depending on individual requirements.

### **Agents Note**

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## **Wike Gate Road, Thorne DONCASTER**

- No Chain
- Perfect Family Home
- Private Rear Garden
- Modern Fitted Kitchen
- Conservatory

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£140,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
THN105574 - 0002

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