



**Garratt Way, Thorne, Doncaster, DN8**

**£170,000**



**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

This well-presented three-bedroom semi-detached home offers comfortable, practical living with a modern finish throughout.

The ground floor features a bright living room with plenty of natural light and direct access to the rear garden through French doors, making it a great space for both relaxing and entertaining. The kitchen is fitted with contemporary units, good worktop space, and room for everyday dining.

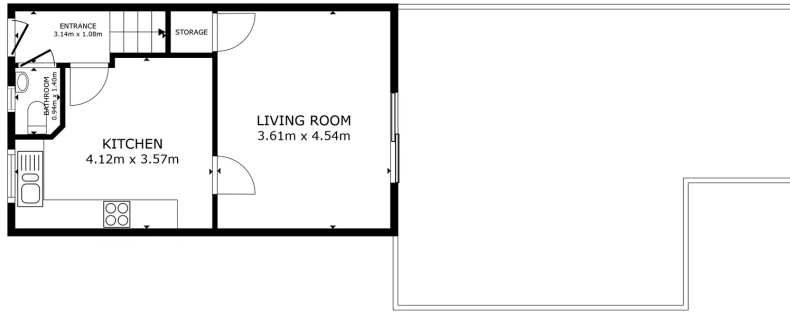
Upstairs, there are three bedrooms, offering flexibility for families, guests, or working from home. The main bedroom is a good size, with two additional rooms that can be adapted to suit your needs. A modern family bathroom completes the first floor.

Outside, the rear garden includes a patio area and lawn, providing space for outdoor seating, play, or low-maintenance gardening. To the front, there is off-road parking for two vehicles.

Overall, this is a straightforward, move-in-ready home suited to a range of buyers, offering a good balance of indoor space and outdoor living.



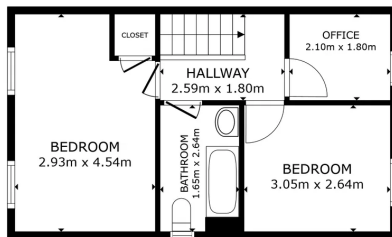




FLOOR 1



GROSS INTERNAL AREA  
 FLOOR 1 35.5 m<sup>2</sup> FLOOR 2 35.5 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY 44.8 m<sup>2</sup>  
 TOTAL: 71.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



GROSS INTERNAL AREA  
 FLOOR 1 35.5 m<sup>2</sup> FLOOR 2 35.5 m<sup>2</sup>  
 EXCLUDED AREAS: BALCONY 44.8 m<sup>2</sup>  
 TOTAL: 71.0 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	