



## 11 Beech Crescent Stainforth DN7 5ER

Offers Over £105,000

**FREEHOLD**

Ideal First Time Buy. THREE bedroom semi-detached house with driveway and generous sized rear garden. Entrance hall, double aspect lounge with patio doors and fitted kitchen. UPVC double glazed. Gas central heating. Popular area. NO UPWARD CHAIN INVOLVED.



- THREE BEDROOM SEMI-DETACHED HOUSE • Entrance hall, Lounge/dining room • Fitted kitchen, Utility Porch

### ENTRANCE HALL

Front UPVC double glazed entrance door and side glazed panel. Staircase to the first floor. Doors into the lounge and kitchen.

### LOUNGE/DINER

20'5" x 11'8"

Front facing UPVC double glazed window and rear facing UPVC double glazed sliding patio doors. Tiled fireplace and hearth to a gas fire with back boiler serving the hot water and central heating. Door into the kitchen. Radiator.

### KITCHEN

14'2" x 9'8"

Rear facing UPVC double glazed window. Fitted with white wall and base units with granite effect worksurfaces incorporating a stainless steel sink and drainer and splashback tiling. Integrated double electric oven and electric hob with concealed extractor. Radiator. Useful understairs storage cupboard. Timber door into the side porch.

### SIDE PORCH

Front and rear UPVC double glazed entrance doors. Door to utility and store.

### UTILITY ROOM

7'0" x 6'1"

Access door and window. Belfast sink with water supply and space for washing machine.

### STORE

5'0" x 2'10"

### LANDING

Side facing UPVC double glazed window. Built-in cylinder/airing cupboard. Doors off to all rooms. Loft access.

### BEDROOM ONE

12'2" x 11'2"

Rear facing UPVC double glazed window. Built-in sliding wardrobes to one wall. Radiator.

### BEDROOM TWO

12'7" x 8'10"

Front facing UPVC double glazed window. Radiator.

### BEDROOM THREE

8'10" x 7'11"

Front facing UPVC double glazed window. Radiator. Built-in storage cupboard over the stairwell area.





- UPVC double glazed
- Gas central heating
- Off road parking to the front
- Generous sized rear garden
- NO UPWARD CHAIN INVOLVED

## BATHROOM

Fitted with a white panelled bath with electric shower over and pedestal wash hand basin. Fully tiled walls. Radiator.

## W.C

Side facing UPVC double glazed window. Fitted with a white w.c. Tiled floor.

## OUTSIDE

There is a lawned front garden with front privet hedge and timber gates opening into a twin track driveway providing off road parking with access to the front entrance door and side entrance porch which then accesses the rear garden.

The rear garden is lawned with paved patio and timber panelled fencing.

## NO UPWARD CHAIN INVOLVED







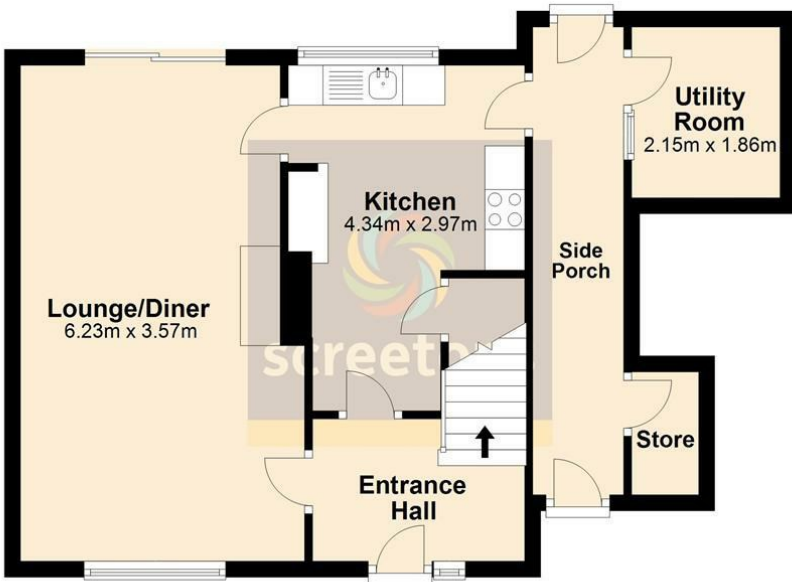


## Additional Information

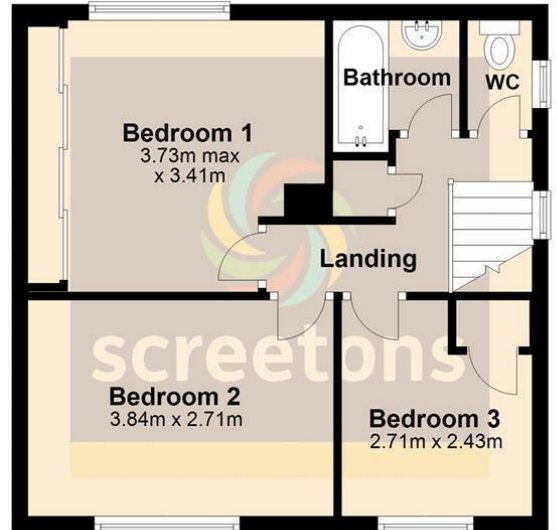
**Local Authority** - Doncaster  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Tenure** - Freehold

### Ground Floor



### First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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