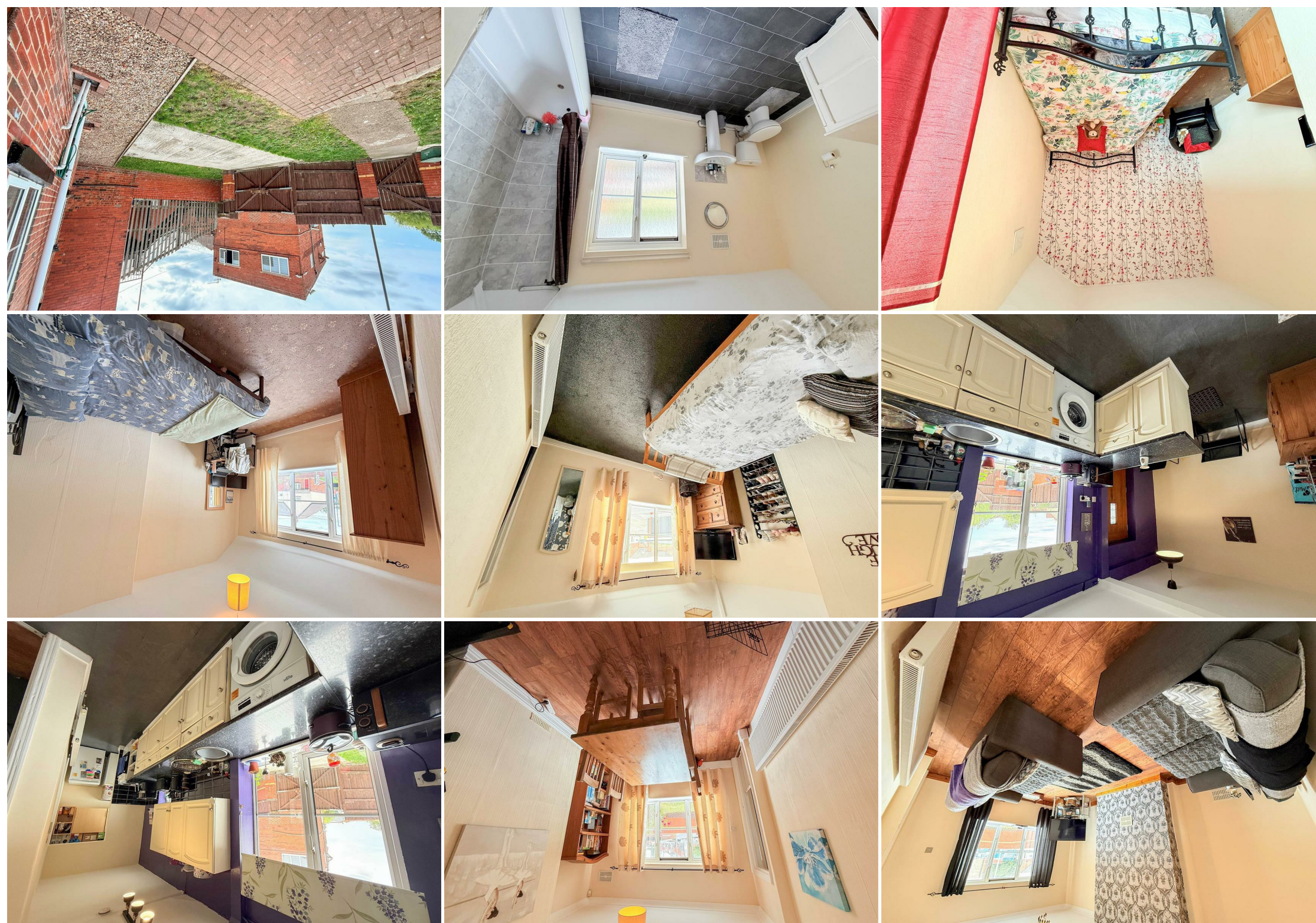




horton knights of doncaster

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Emerson Avenue, Stainforth, Doncaster, DN7 5QF
Offers Over £114,995

Situated close to the local amenities this double fronted end town house is really well proportioned and benefits from double glazing and gas fired central heating and comprises: Entrance hall, lounge, separate dining room, large breakfast kitchen. First floor landing: 3 really generous double bedrooms and a bathroom that again will surprise with its size. Outside of the property it has an enclosed front and rear gardens and off street parking to the rear. As mentioned the amenities are very close at hand including supermarkets, schools, bus routes etc. It also offers good access to the M18 and would suite a range of buyers. **VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE ALL IT HAS TO OFFER.**

ACCOMMODATION

Timber and glazed entrance door gives access to entrance hall.

ENTRANCE HALL

There are stairs rising to the first floor and doorways leading to the ground floor accommodation.

LOUNGE

15'11" x 10'3" (4.85m x 3.12m)

This is a lovely sized room with a pvc double glazed window to the front, a central heating radiator, wood style laminated flooring and coving to the ceiling.

DINING ROOM

11'11" x 9'11" max (3.63m x 3.02m max)

This is a well proportioned room with a pvc double glazed window to the front, a central heating radiator, wood style laminated flooring and coving to the ceiling.

BREAKFAST KITCHEN

25'05" x 8'9" (7.75m x 2.67m)

This is a really good size as well with a range of wall mounted cupboards and base units with a roll edge work surface incorporating a single bowl round stainless steel sink unit with a matching drainer board. There is an electric cooker point, 2 pvc double glazed windows to the rear elevation and a double glazed door with an understairs storage cupboard, a slate effect laminated floor covering, and a central heating radiator. There is a small pantry style space at the far end of the kitchen which again has a pvc double glazed window to the rear and has the electricity consumer unit.

FIRST FLOOR LANDING

This has access to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

12'0" x 11'11" (3.66m x 3.63m)

A nice double bedroom with a pvc double glazed window to the front, a central heating radiator and a built in over stairs storage space.

BEDROOM 2

11'11" x 9'11" (3.63m x 3.02m)

Once again well proportioned with a pvc double glazed window to the front and a central heating radiator.

BEDROOM 3

13'1" x 9'2" max (3.99m x 2.79m max)

Even this is a really nice size double room with a pvc double glazed window to the rear and a central heating radiator.

BATHROOM

The large bathroom contains a 3 piece white suite comprising of a low flush wc, pedestal wash hand basin and panelled bath with a mains plumbed shower and tiling to the bathing and splashback areas. There is a pvc double glazed window to the rear, a central heating radiator, tile effect vinyl floor covering, and a built-in airing cupboard housing the gas combination boiler.

OUTSIDE

To the front of the property there is an enclosed garden with 2 separate areas of lawn and a concrete access pathway. There is a timber gate to the right hand side of the property gives access round into the rear garden.

REAR GARDEN

The rear garden is laid with a lawn and a concrete drive, it has off street parking which is accessed from the rear lane with a combination of a brick built wall and timber fencing to the outer boundary. There is an outside tap and external light.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

DOUBLE GLAZING - PVC double glazing, where stated. Age of units various TBC

HEATING - Gas radiator central heating. Age of boiler 10 years.

COUNCIL TAX - Band A

BROADBAND - Ultrafast broadband is available with download speeds of up to 150 mbps and upload speeds of up to xxxx mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, 02 and Vodafone.

VIEWING - By prior telephone appointment with horton knights estate agents.

MEASUREMENTS - Please note all measurements are approximate and for guidance purposes only, with a six inch tolerance. Therefore please do NOT rely upon them for carpet measurements, furniture and the like. Similarly, the floor plan is designed as a

visual reference and is NOT a scale drawing.

PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable, however if there is a point that is especially important to you, please contact ourselves prior to exchange of contracts, so that we may further clarify that point. We DO NOT give any warranty to the suitability of any part, including fixtures and fittings of this property, prospective buyers are kindly asked to take specific advice from their professional advisors.

OPENING HOURS - Monday - Friday 9:00 - 5:30
Saturday 9:00 - 3:00 Sunday
www.hortonknights.co.uk

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