



Lord Porter Avenue, Stainforth Doncaster DN7 5GA

welcome to

Lord Porter Avenue, Stainforth Doncaster

Welcome to Lord Porter Avenue! A stunning three bedroom detached property in Stainforth! Offering field views to the rear, two reception rooms and master bedroom with en-suite this property would make the ideal family home! Call us on 01302 842999 to arrange your viewing!



Entrance Hall

Including laminate floor covering and stairs rising to the first floor.

Cloakroom

Featuring a WC, wash hand basin, a central heating radiator and laminate floor covering.

Lounge

10' x 17' 8" (3.05m x 5.38m)

Including a rear facing double glazed window, gas fire, carpet floor covering, a central heating radiator and a rear facing French doors.

Dining Room

9' 9" + bay window x 8' 4" (2.97m + bay window x 2.54m)

Featuring a front facing double glazed bay window, laminate floor covering and a central heating radiator.

Kitchen

8' 7" x 9' 8" (2.62m x 2.95m)

The fitted kitchen, which includes both wall and base units, features a front facing double glazed window, vinyl floor covering, an oven and hob, spot lights, a dish washer, a fridge and a sink and drainer unit.

Utility Room

6' 3" x 6' 1" (1.91m x 1.85m)

Comprising of a central heating radiator, a sink and drainer unit, vinyl floor covering, spotlights and base units.

Landing

Featuring a side facing double glazed window, carpet floor covering, loft access and a central heating radiator.

Bedroom One

10' 1" x 12' 2" (3.07m x 3.71m)

Including a rear facing double glazed window offering field views, carpet floor covering and a central heating radiator.

En Suite

Comprising of a WC, wash hand basin, a walk in shower, a central heating radiator and a side facing double glazed window.

Bedroom Two

13' 5" max x 9' 8" max (4.09m max x 2.95m max)

Comprising of a front facing double glazed window, a central heating radiator and a carpet floor covering.

Bedroom Three

7' 8" x 10' 2" (2.34m x 3.10m)

Including a front facing double glazed window, carpet floor covering and a central heating radiator.

Bathroom

Featuring a WC, wash hand basin, a rear facing double glazed window, a bath, a central heating radiator and partial tiling where visible.

Rear Garden

Featuring a lawn space and a paved area.

Garage

8' 7" x 8' 1" (2.62m x 2.46m)

Including electrical sockets and an up and over door.



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welcome to

Lord Porter Avenue, Stainforth Doncaster

- Three Bed Detached Property
- Field Views To The Rear
- Off Street Parking & Garage
- Ideal Family Home
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£195,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HTF106211 - 0006

Please note the marker reflects the postcode not the actual property

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