



**31 Emerson Avenue
Stainforth DN7 5QL**

Offers Over £115,000

FREEHOLD

Perfect First Time Buy/Growing family home. Spacious FOUR BEDROOM mid terraced house. Lounge, Dining room, Fitted kitchen/breakfast room and Utility. UPVC double glazed. Gas central heating. Lawned front garden and rear gated DRIVEWAY/PARKING. Viewing essential to appreciate size.

EPC: C



- **FOUR BEDROOM MID TERRACED HOUSE** • Lounge, Dining room, Fitted kitchen • Utility room, Ground floor w.c.

ENTRANCE LOBBY

Front UPVC double glazed entrance door. Staircase leading to the first floor. Doors into the lounge and dining room. Laminate floor.

LOUNGE

Front facing UPVC double glazed window. Timber fireplace. Laminate floor. Radiator. Door into the kitchen/breakfast room.

DINING ROOM

Measurements not including bay. Front facing UPVC double glazed walk-in bay window. Laminate floor. Radiator. Door into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

Rear facing UPVC double glazed window. Fitted with a range of timber effect wall and base cupboards with black granite effect laminate worksurfaces extending into a breakfast bar. Inset stainless steel sink unit with tiled splashbacks. Integrated electric oven, four ring electric hob and extractor hood above. Integrated dishwasher. Useful understairs storage cupboard. Laminate floor. Radiator. Door into the utility room.

UTILITY ROOM

Rear facing UPVC double glazed entrance door. Black granite effect laminate worksurfaces with space and plumbing for washing machine. Laminate floor. Radiator. Wall mounted gas combi central heating boiler. Door into the w.c.

W.C

Rear facing UPVC double glazed window. Fitted with a white w.c and wash hand basin.

LANDING

Doors off to all bedrooms and bathroom. Loft access point.

BEDROOM ONE

Front facing UPVC double glazed window. Useful built-in storage cupboard. Radiator.

BEDROOM TWO

Front facing UPVC double glazed window. Radiator.

BEDROOM THREE

Rear facing UPVC double glazed window. Radiator.

BEDROOM FOUR

Rear facing UPVC double glazed window. Useful built-in cupboard. Radiator.

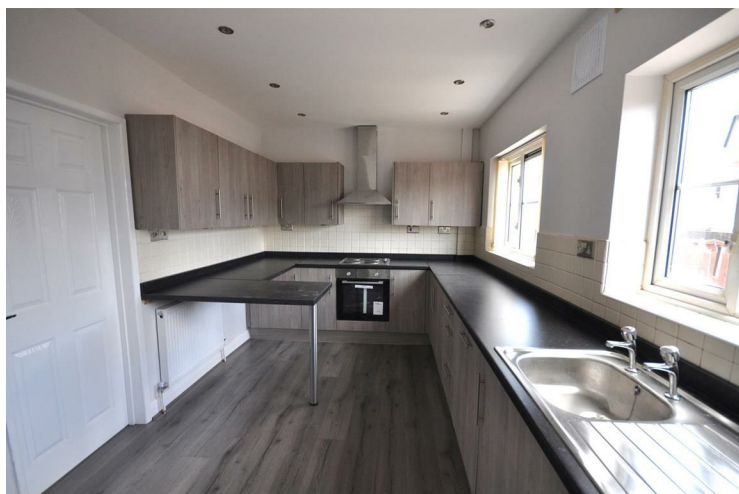
BATHROOM

Rear facing UPVC double glazed window. Fitted with a white suite comprising of a panelled jazuzzi bath with electric shower and folding screen, pedestal wash hand basin and w.c. Tiled walls. Chrome towel radiator.

OUTSIDE

There is a walled front garden with lawn and pedestrian wrought iron gate.

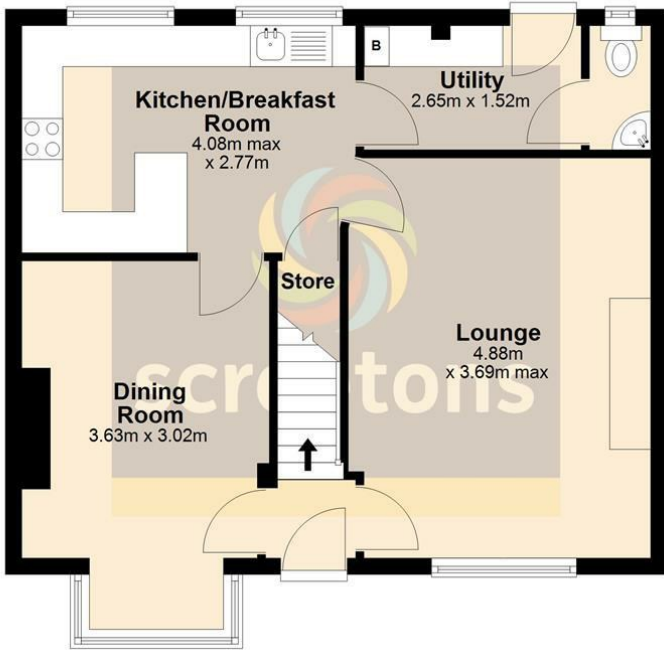
The rear garden is concreted with walled and timber panelled fence boundaries with double gates providing car access for parking with further wrought iron access gate. An outside cold water tap is fitted.



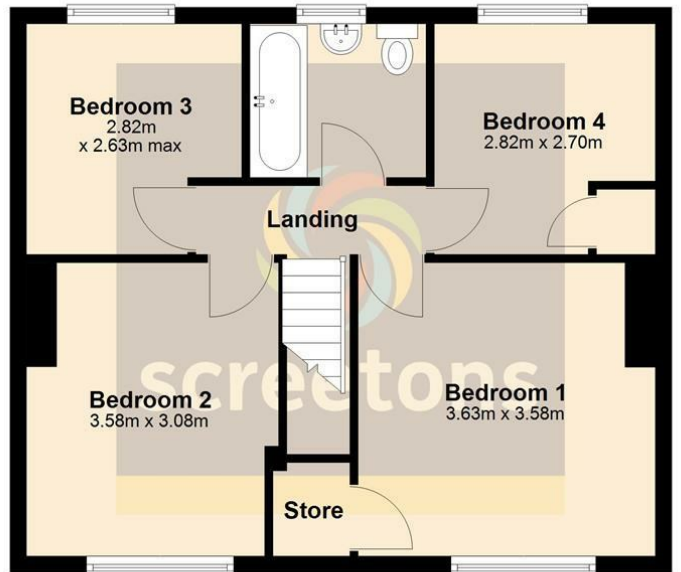
- Bathroom with shower
- UPVC double glazed
- Gas central heating
- Lawned front garden
- Rear off road parking/driveway
- Ideal First Time Buy
- Extending to approx. 100.5 sq.m / 1,081 sq.ft



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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