



Beech Crescent  
Stainforth  
Doncaster  
South Yorkshire  
DN7 5ER

Offers in Excess of £110,000

bettermove



# Beech Crescent

## Doncaster

Bettermove are proud to welcome to the market this charming three bedroom end terrace house in Stainforth, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has a driveway to the front providing off street parking. The council tax band is A.

The interior of this spacious property consists of a dual aspect living room, fitted kitchen and separate breakfast room on the ground floor. The first floor comprises three bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with lawn and patio seating areas, perfect for enjoying the summer months.

Located in the popular town of Stainforth, the property is close to a number of local amenities, including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from the M18, M180, M62, Hatfield & Stainforth, Thorne South and North rail stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

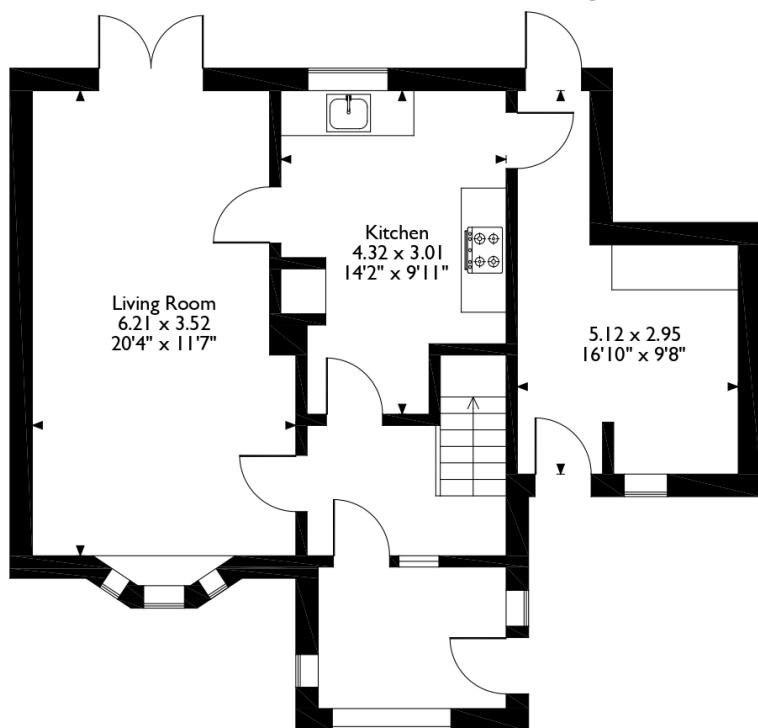
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

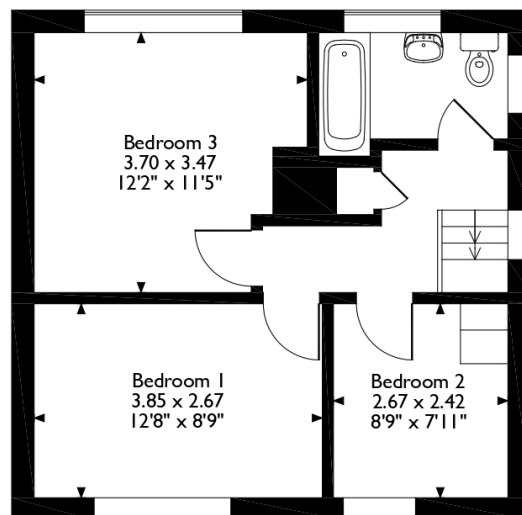


# Beech Crescent Stainforth, Doncaster

## Approximate Gross Internal Area 95 SqM/1023 SqFt



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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