

**3 Bedroom(s), Semi-Detached House, To be Advised**

**Large Square, Stainforth, Doncaster.**



- 3D Virtual Tour Available
- Three Bedroom Semi Detached Family Home
- Two Reception Rooms
- Rear Enclosed Garden
- Local Amenities, Schools and Transport Links

- No Chain
- Modern Kitchen
- Ground Floor W/C and Family Bathroom
- Driveway to the Rear
- Option to Purchase Fully Finished

**Offers Over  
£165,000  
For Sale**

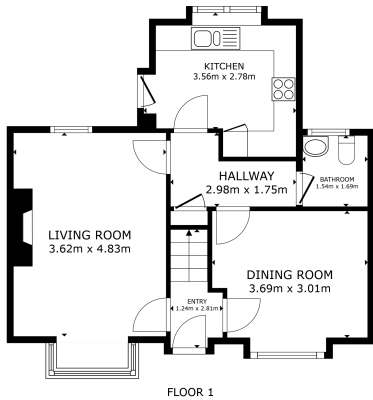
*Book your viewing today* Tel: 01302 247754

## Owner's View

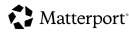
Situated on Large Square in Stainforth, Doncaster, this well-presented three-bedroom semi-detached home offers spacious and versatile living accommodation, ideal for families or first-time buyers alike, and is available with no onward chain. The ground floor boasts two generously sized reception rooms, providing flexible space for both relaxing and entertaining. A modern fitted kitchen offers a stylish and practical layout, complemented by a convenient ground floor W/C. To the first floor, the property features three bedrooms, including a particularly sizeable master bedroom, along with a family bathroom. Externally, the home benefits from a front garden, while to the rear there is an enclosed garden - perfect for outdoor enjoyment - along with a driveway providing off-street parking.

## Ground Floor

### Floor Plan



GROSS INTERNAL AREA  
FLOOR 1 32.2 m<sup>2</sup> (344.7 sq ft) TOTAL 150.7 m<sup>2</sup>



### Lounge



### Kitchen



## Dining Room

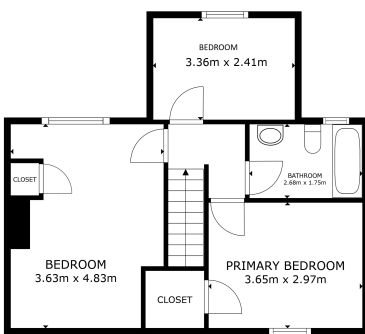


## W/C



## First Floor

### Floor Plan



FLOOR 2

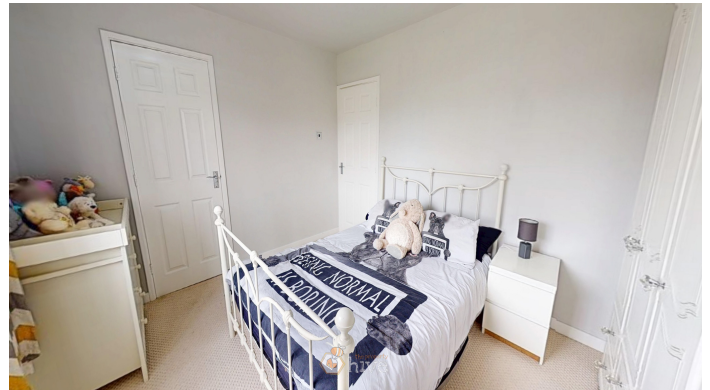
GROSS INTERNAL AREA  
 FLOOR 1: 52.2 m<sup>2</sup> FLOOR 2: 48.7 m<sup>2</sup>  
 TOTAL: 100.9 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## Master Bedroom



## Bedroom



## Bedroom



## Bathroom



## Externals

## Front Aspect



## Rear Garden



## Property Information

Council Tax Band - A

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter -

Tenure -

Solar Panels -

Space Heating System -

Approximate Heating System Installation Date -

Water Heating System -

Approximate Water Heating Installation Date -

Boiler Location -

Approximate Electrical System Installation Date -

Permanent Loft Ladder -

Loft Insulation -

Loft Boarded out -

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 