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Mayfield Avenue, Stainforth, Doncaster, DN7 5BX  
Asking Price £130,000

**Set on this cul-de-sac, an extended 3 bedroom semi detached house in the village of Stainforth.**

Tucked away at the bottom of this cul-de-sac, this smartly presented extended semi detached home offers really good accommodation and benefits from majority PVC double glazing and gas fired central heating. The accommodation on offer comprises: Entrance hall, lounge, open plan living dining kitchen, ground floor bathroom, first floor landing, 3 large double bedrooms and a first floor W/C. Outside, the property has an open plan forecourt to the front and a really nice sized rear garden. The property is well placed for access to local amenities in both Stainforth and Thorne and is offered with NO ONWARD CHAIN, viewing is highly recommended to appreciate all it has to offer.

**ACCOMMODATION**

A double glazed composite style door gives access to the entrance hall.

**ENTRANCE HALL**

With a central heating radiator, stairs rising to the first floor, coving to the ceiling and a timber glazed door leading to the lounge.

**LOUNGE**

**14'9" x 10'9" (4.50m x 3.28m)**

The lounge is a nice sized room with a PVC double glazed window to the front, wood style laminated flooring and a vertical radiator. An opening leads to the open plan living dining kitchen.

**OPEN PLAN LIVING DINING KITCHEN**

**17'1" max x 15'0" max (5.21m max x 4.57m max)**

The kitchen area is fitted with a range of shaker style wall mounted cupboards and base units with a square edge wood effect work surface incorporating a single bowl stainless steel sink with an aluminium splashback. There is an electric fan assisted oven with a matching grill and a four ring electric induction hob with a brushed stainless steel and glass extractor hood above, plus an integrated microwave, plumbing for a washing machine with appliance recesses and a double glazed window to the rear. The dining and sitting area has PVC double glazed patio style doors leading into the rear garden with space for a large dining table, ceramic tiled flooring, a vertical radiator and a larder style cupboard.

**GROUND FLOOR BATHROOM**

Smartly fitted with a modern white suite comprising of a low flush W/C, a wash hand basin inset to a vanity unit and a panelled bath with a mixer tap. The chrome style fittings include a wall mounted heated towel rail

and there is PVC panelling to the walls with a brushed aluminium trim, a PVC double glazed window to the side, an extractor fan and ceramic tiled flooring continuing through from the dining area.

**FIRST FLOOR LANDING**

As previously mentioned, stairs rise from the entrance hall to the first floor landing. Having a single glazed window to the side, an access point to the loft space and doors leading off to the remaining accommodation.

**BEDROOM 1**

**15'9" max x 14'1" max (4.80m max x 4.29m max)**

This is a really nice, well proportioned double bedroom, it has a PVC double glazed window to the front, a double panel radiator, a built in over stairs storage cupboard and coving to the ceiling.

**BEDROOM 2**

**12'10" x 7'6" (3.91m x 2.29m)**

Another double room, this has a PVC double glazed window to the rear elevation enjoying the view over the garden, a central heating radiator and laminated flooring.

**BEDROOM 3**

**9'2" x 9'0" (2.79m x 2.74m)**

This room itself is big enough to take a double bed if required and has a PVC double glazed window overlooking the rear garden, a central heating radiator and wood style laminated flooring.

**FIRST FLOOR W/C**

Fitted with a white low flush W/C, a central heating radiator, a PVC double glazed window to the side elevation and a tile effect laminated floor covering.

**OUTSIDE**

To the front of the property, there is a patterned concrete forecourt which leads to the right hand side of the property, where a timber gate gives access into the rear garden.

**REAR GARDEN**

To the rear, there is a large paved patio which steps down to more patterned concrete and leads to a shaped lawn. There is a circular patio, decorative flower beds and borders, concrete posts and timber fencing to the boundary and a large summer house set on raised decking to the far end, plus a useful timber storage shed. There is also a selection of maturing plants and shrubs.

**AGENTS NOTES:**

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

HEATING - Gas radiator central heating. Age of boiler TBC.

COUNCIL TAX - Band A.

BROADBAND - Ultrafast broadband is available with download speeds of up to 1000 mbps and upload speeds of up to 1000 mbps.

MOBILE COVERAGE - Coverage is available with EE, Three, O2 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.

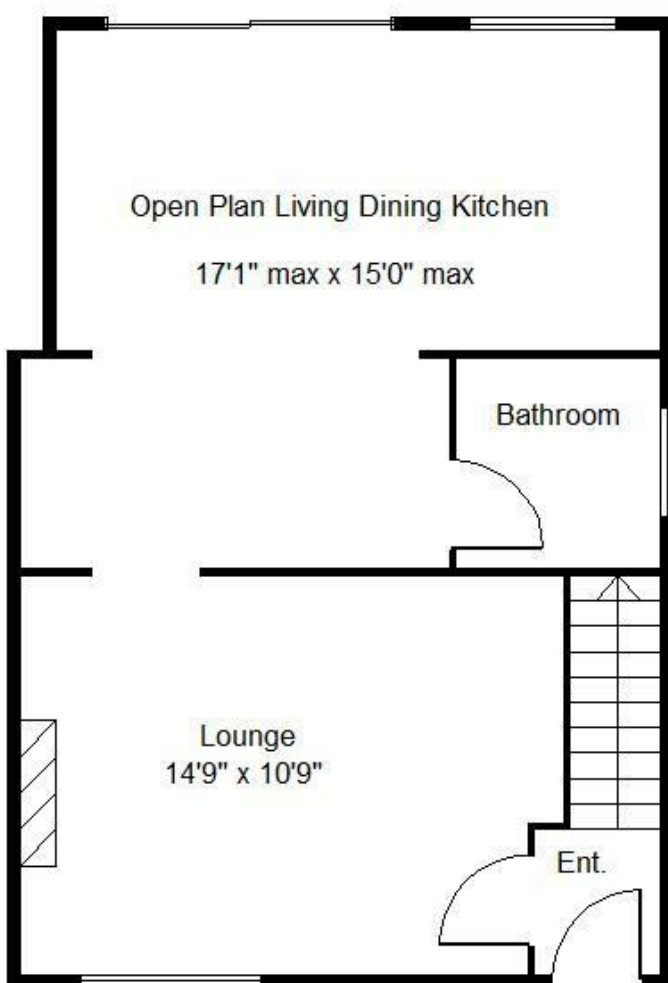
PROPERTY PARTICULARS - We endeavour to make our property particulars accurate and reliable,

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.

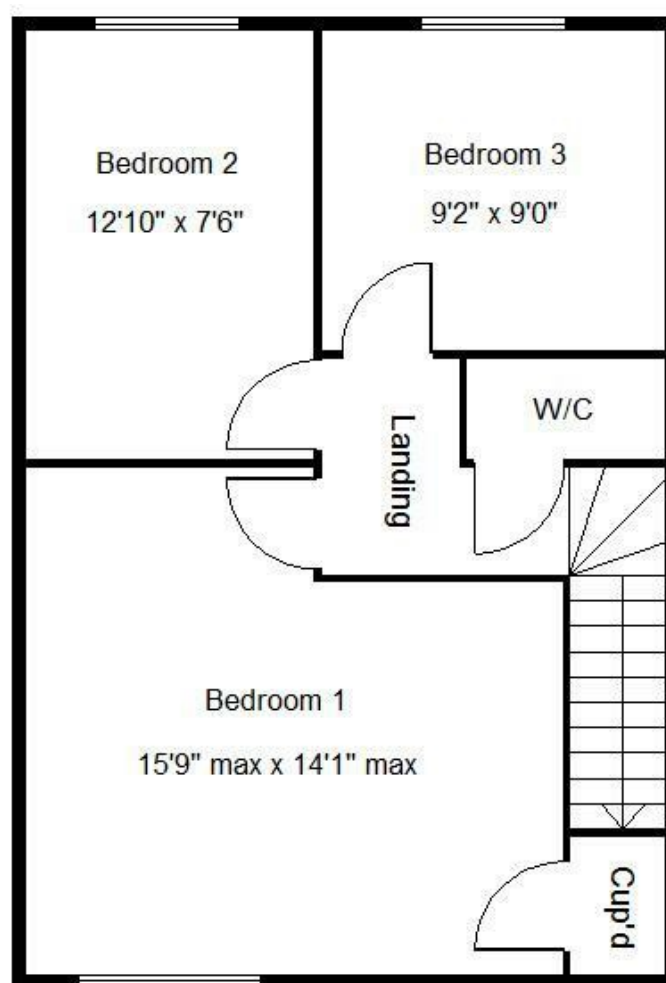
OPENING HOURS - Monday - Friday 9:00 - 5:30  
Saturday 9:00 - 3:00 Sunday www.hortonknights.co.uk

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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		73
(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	