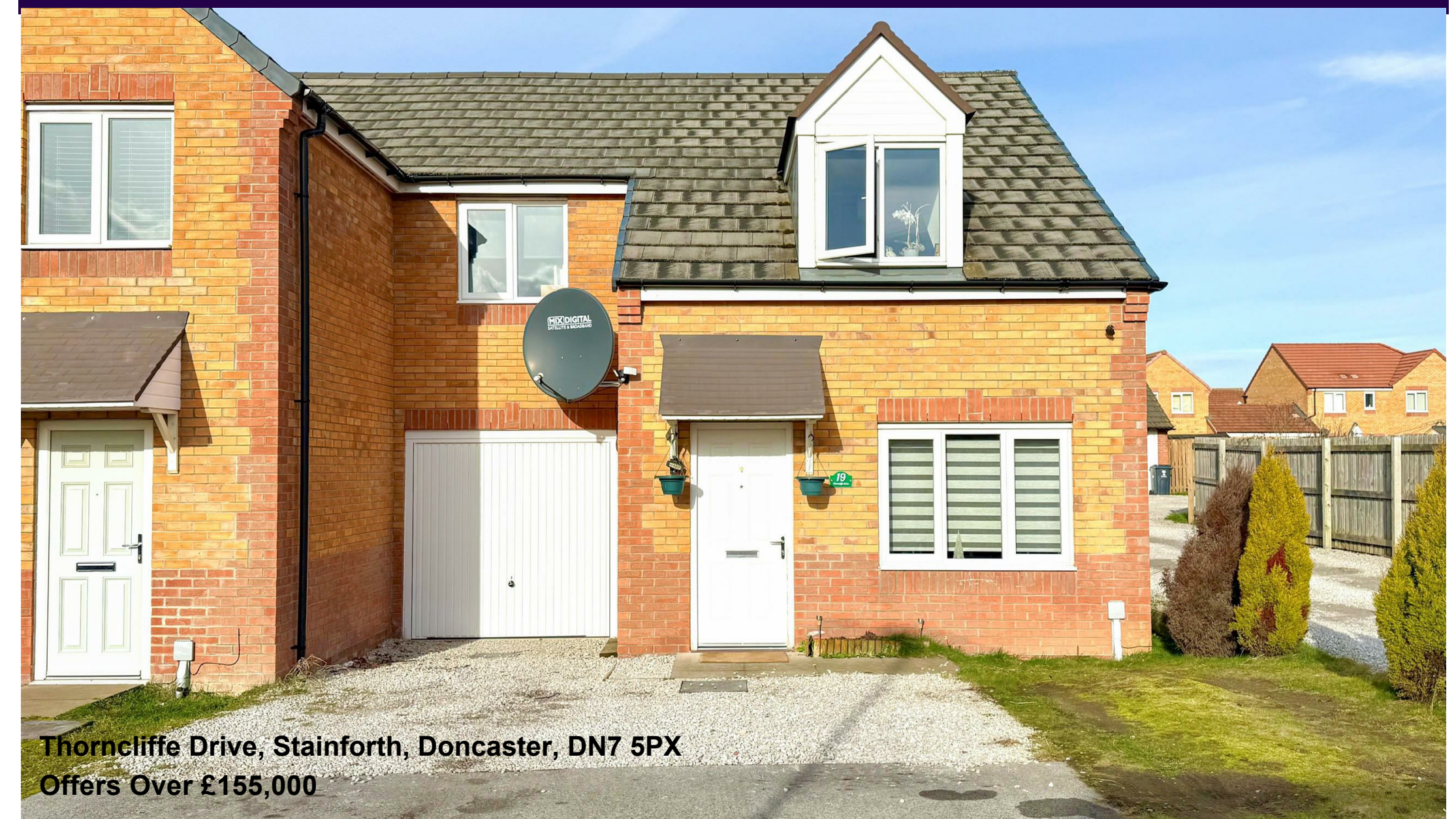


horton knights of doncaster

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and service



Thorncliffe Drive, Stainforth, Doncaster, DN7 5PX
Offers Over £155,000

Set on this popular development in Stainforth, a 3 bedroom semi detached house which must be viewed to appreciated.

This lovely spacious design of property sits on this well regarded residential estate, it benefits from PVC double glazing and gas fired central heating via a combi boiler and comprises: Entrance hall, lounge, dining kitchen, ground floor W/C, first floor landing, 3 double bedrooms and a house bathroom with a white suite. Outside, the property offers off street parking to the front and an integral garage plus a good sized rear garden with decking and a canopy. Add to this, the property's location with great access to local amenities including schools, supermarkets and the M18, we feel you have an excellent property which must be viewed to appreciate both the size and presentation on offer.

ACCOMMODATION

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

ENTRANCE HALL

With a central heating radiator, a PVC double glazed window to the side, stairs rising to the first floor and a door leading to the lounge.

LOUNGE

15'3" max x 10'3" max (4.65m max x 3.12m max)
The lounge is a nice sized room with a PVC double glazed window to the front, a double panel central heating radiator and a feature wall plus a built in understairs storage cupboard. A door from here leads to the dining kitchen.

DINING KITCHEN

13'7" x 7'11" (4.14m x 2.41m)
The kitchen area is fitted with a nice range of high gloss wall mounted cupboards and base units with a rolled edge work surface incorporating a single bowl stainless steel sink with attractive ceramic tiled splashbacks. There is an integrated brushed stainless steel gas hob with an electric fan assisted oven and appliance recesses for both a tall fridge freezer and a washing machine. There is a tile effect vinyl floor covering and a fitted wall mounted cupboard housing the gas combination boiler plus a PVC double glazed window to the rear. To the dining area, there is feature lighting, PVC double glazed french style doors to the canopy and the rear garden and a central heating radiator.

GROUND FLOOR W/C

Fitted with a white low flush W/C and a wall mounted wash hand basin with a tiled splashback. There is a central heating radiator, an extractor fan and a tile effect vinyl floor covering.

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

FIRST FLOOR LANDING

As previously mentioned, stairs rise from the entrance hall to the first floor landing.

Having a central heating radiator, access to the loft space and doors leading off to the remaining accommodation.

BEDROOM 1

16'11" x 9'1" (5.16m x 2.77m)
This is a lovely sized principal bedroom and extends to the full depth of the property, it has PVC double glazed windows to the front and rear elevations, a double panel radiator and a ceiling light.

BEDROOM 2

13'8" max x 11'4" max (4.17m max x 3.45m max)
Another very good sized double bedroom with a PVC double glazed window to the front and a central heating radiator.

BEDROOM 3

11'9" x 6'11" (3.58m x 2.11m)
Even this room is large enough to take a 3/4 sized double bed, with a PVC double glazed window and a central heating radiator.

BATHROOM

Fitted with a 3 piece white suite comprising of a low flush W/C, a pedestal wash hand basin and a panelled bath with a mixer tap attachment. There is tiling to the bathing and splashback areas and a tile effect vinyl floor covering, a central heating radiator, an extractor fan and a PVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property, there is an open plan

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

small garden area and a gravel and tarmac driveway, providing off street parking for 2 vehicles. The driveway leads to an integral garage.

GARAGE

16'9" x 9'2" (5.11m x 2.79m)
The integral garage has a metal up and over door to the front, light and electricity supplied and a personnel door leading into the rear garden.

REAR GARDEN

The rear garden has a large area of timber decking which has had a canopy constructed over it to be able to enjoy in the summer months, this leads to an area of shaped lawn with timber fencing to the boundary and there is an external power point.

AGENTS NOTES:

TENURE - FREEHOLD.

SERVICES - All mains services are connected.

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

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

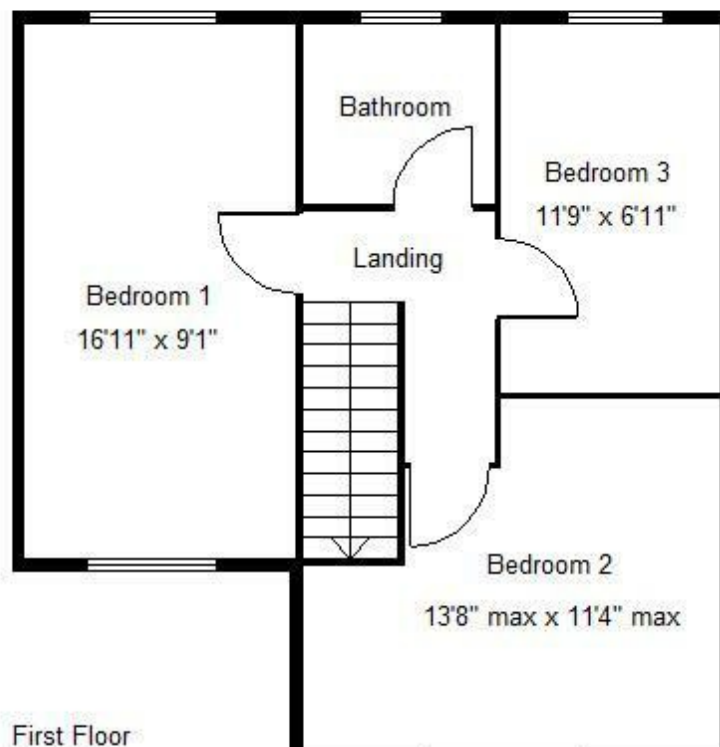
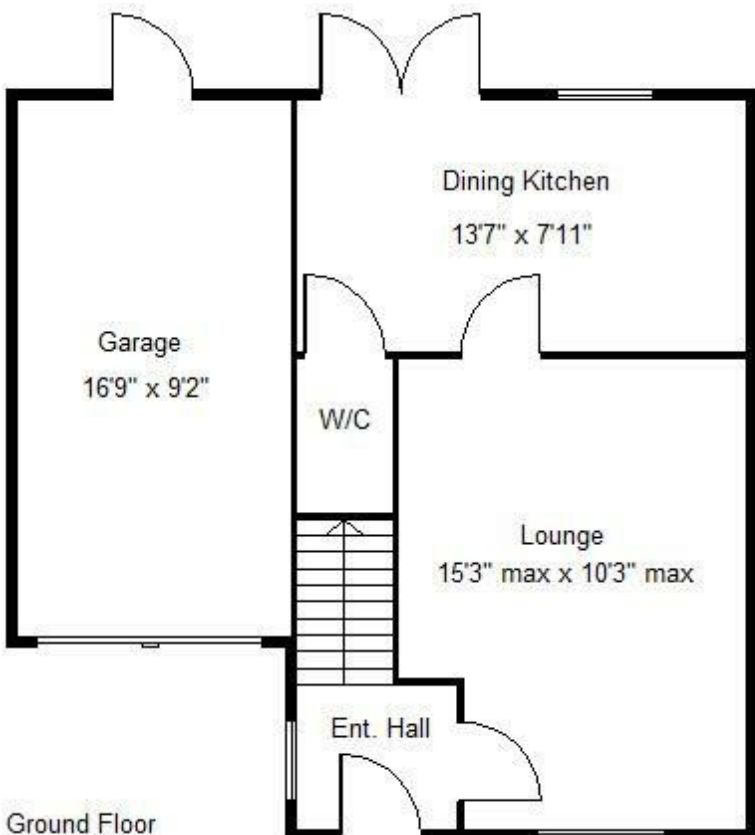
COUNCIL TAX - Band A.

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, 02 and Vodafone.

INDEPENDENT MORTGAGE ADVICE - With so many mortgage options to choose from, how do you know your getting the best deal? Quite simply... YOU DON'T. Talk to an expert. We offer uncomplicated impartial advice. Call us today: 01302 760322.

FREE VALUATIONS - If you need to sell a house then please take advantage of our FREE VALUATION service, contact our Doncaster Office (01302) 760322 for a prompt and efficient service.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(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	

