

BURGIN ATKINSON

& C O M P A N Y



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31 High Hazel Grove

Stainforth, Doncaster, DN7 5PP

£130,000



TWO BEDROOM SEMI-DETACHED HOME - WELL PRESENTED THROUGHOUT - ENCLOSED REAR GARDEN - DRIVEWAY PROVIDING PARKING FOR TWO VEHICLES - IDEAL LOCATION WITH LOCAL AMENITIES - MODERN MAIN FAMILY BATHROOM WITH DOWNSTAIRS W/C - EPC: B



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Description

This well presented semi-detached home is situated on the outskirts of the city of Doncaster, in the rural town of Stainforth. Located 7 miles North-West of the city-center. The small town of Stainforth offers local amenities such as shops, restaurants and sports facilities. The small town also provides walking trails and hiking spots due to its rural setting. Public transport is available with regular bus routes and a northern trainline running through the town that goes directly into Doncaster city-center, where transfers to mainlines that run to London and Edinburgh can be accessed.

When entering the property you are greeted with an entrance way that leads through to a spacious living room with space for two double sofa's. The kitchen is modern and clean with a lovely set of double doors that allows a generous amount of natural light into the dining space. The double doors lead out onto the rear garden.

On the first floor the property conveys two double bedrooms, both of a good size. The main bedroom has built in mirrored wardrobes with sliding doors that enable storage. The modern family bathroom is located on the first floor, including bath with over head shower, hand wash basin and w/c.

Externally, the property offers two off-road parking spaces and a small patch of grass to the front. The enclosed rear garden is of a good size and mostly laid to lawn.

Viewings are advised to appreciate the spacious yet homely feel that this house has to offer!

Living Room 15'3" x 10'2" (4.65 x 3.10)

Kitchen 8'0" x 13'6" (2.44 x 4.14)

W.C. 5'6" x 3'3" (1.69 x 1.00)

Hallway 3'10" x 4'7" (1.18 x 1.41)

Bedroom One 10'2" x 10'5" (3.11 x 3.19)

Bedroom Two 13'0" x 7'5" (3.98 x 2.28)

Bathroom 7'6" x 5'10" (2.30 x 1.80)

Landing 5'4" x 5'9" (1.63 x 1.77)

General Remarks & Stipulations

Council Tax: We are advised by Bassetlaw District Council that this property is in band A.

Services: Mains water, electricity and drainage are connected along with a gas fired central heating system. Please note, we have not tested the services or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

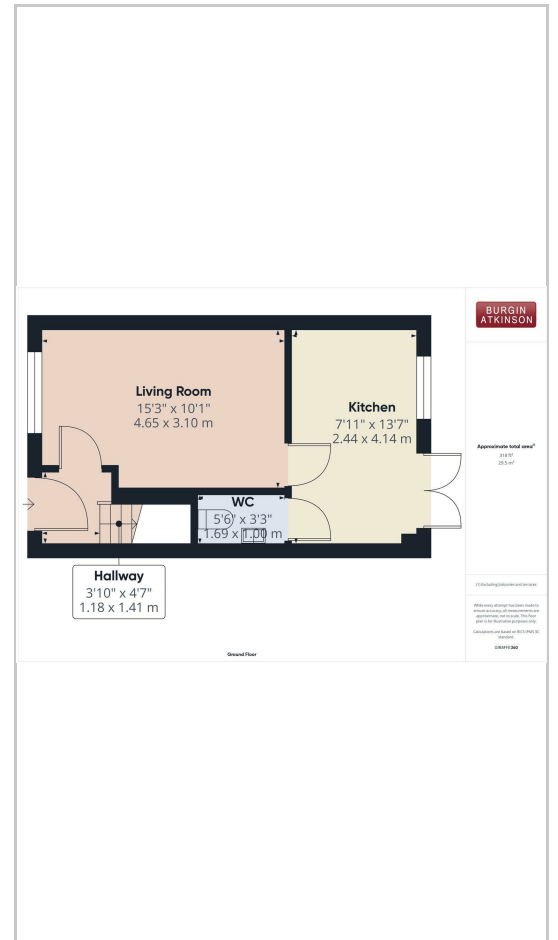
Money Laundering Regulations: In accordance with Anti Money Laundering Regulations, buyers will be required to provide proof of identity once an offer has been accepted (subject to contract) prior to solicitors being instructed.

General: Whilst every care has been taken with the preparation of these particulars, they are only a general guide to the property. These Particulars do not constitute a contract or part of a contract.

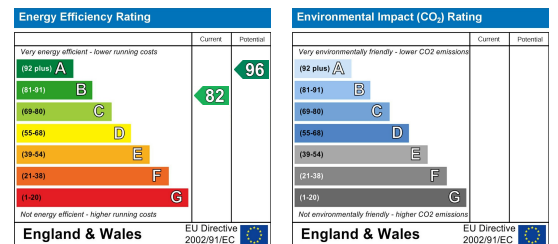
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.