



NEWTON FALLOWELL

### 3 bed end of terrace house to buy in DN7

First Square, Stainforth, Doncaster, South Yorkshire, DN7 5RH

**£70,000** Starting Bid

🏠 x3 🚗 x1 🚻 x2

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Spacious 3/4 Bed Semi Detached
- ✓ New Combi Boiler Installed in February 2024
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Intermittent

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

Closing Date: Thursday 21st May at 12pm

A spacious 3/4 bedroom semi-detached house in need of modernisation but promoting fantastic potential to add value- NEW COMBI BOILER INSTALLED IN FEBRUARY 2024! The property already benefits from gas central heating and upvc double glazing and has accommodation comprising of an entrance hall, spacious lounge, a separate dining room/bedroom four and a kitchen, to the first floor there are three bedrooms and a shower room. The property has a generous plot and a detached garage. NO ONWARD CHAIN.

An Interactive Property Report for this property can be viewed via the following web portals, UNDER THE VIRTUAL TOUR TAB on Rightmove, Zoopla, On The Market and Newton Fallowell. The report includes FURTHER MATERIAL INFORMATION, including information on - Title Plan and Plot, Maps, House Price Statistics, Flood Risk, Media Availability, In depth Local School Information, Transport Links, etc.

EPC Rating: F

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £70,000

Property Type: End of terrace house

Parking: Garage

Flood defences: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

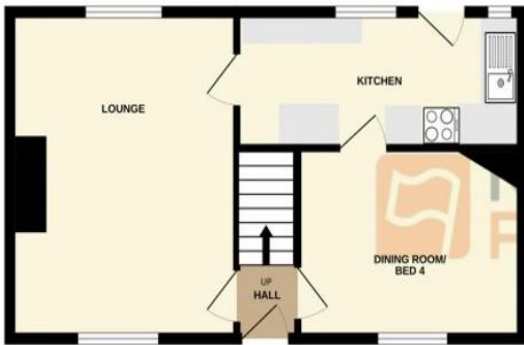
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Intermittent

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		38	
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

First Square, Stainforth, Doncaster, South Yorkshire, DN7 5RH

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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