



9 Stayers Road, Doncaster, DN4 7FJ

**Asking Price £199,950**

This fabulous three story semi-detached home is ideal for first time buyers/young families. The property has a private established garden to the rear with woodland views and off road parking within this modern development. Sold with no vendor chain, with the option of a sitting tenant.



## Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

## Material Information

Council Tax Band - C

Tenure - Freehold

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## Lounge 14'11" x 11'10" (4.57 x 3.61)



With a front facing sealed unit door and a front facing double glazed window, a central heating radiator and a useful understairs storage cupboard. A door from the lounge gives access to the inner lobby.

## Inner Lobby

There is tiled flooring which extends to the kitchen and access to the stairs and downstairs WC.

## Downstairs WC

Fitted with a low level WC and a wash hand basin. There is splash back tiling and tiled flooring.

## Kitchen 8'11" x 11'10" (2.72m x 3.61m)



Fitted with wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with stainless steel finish cooker hood above, an electric oven, plumbing for a washing machine, space for a slimline dishwasher and a fridge freezer. There is a central heating radiator, a cupboard housing the gas central heating boiler, a rear facing double glazed window and French doors which open to the patio and rear garden beyond.

## First Floor Landing

There is a central heating radiator and stairs which rise to the second floor.

## Bedroom Two 11'10" x 10'5" (3.63m x 3.20m)



A double room with two front facing double glazed windows and a central heating radiator.

## Bedroom Three 11'8" x 8'11" (3.58m x 2.72m)



A double room with a rear facing double glazed window and a central heating radiator.

## Bathroom



Fitted with a WC, a wash hand basin and a paneled bath with mixer tap, shower attachment and shower screen. There is a chrome heated towel rail, an extractor fan and a side facing obscure double glazed window.

## Second Floor Landing

With a useful storage cupboard.

## Master Bedroom 20'0" x 8'5" (6.10m x 2.59m)



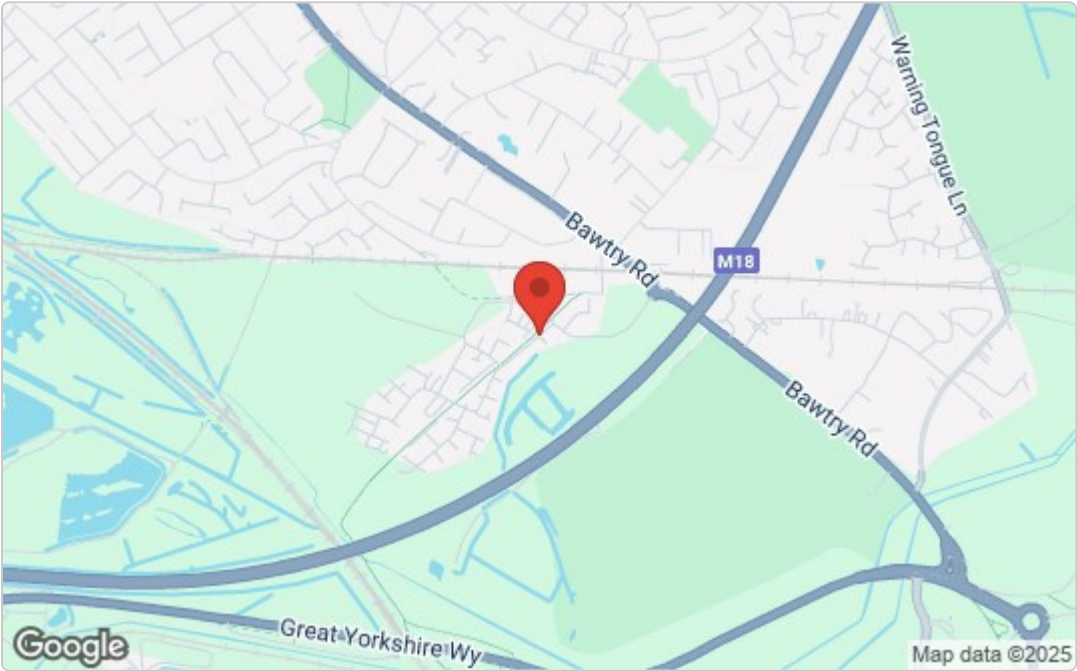
Occupying the top floor of the home and has double glazed skylight and dormer windows allowing a lot of natural light. There is a central heating radiator and a range of fitted furniture and storage cupboards providing hanging and storage space.

## External

To the front of the property are two parking spaces. To the rear of the property is an enclosed lawned garden enjoying mainly lawned area with patio

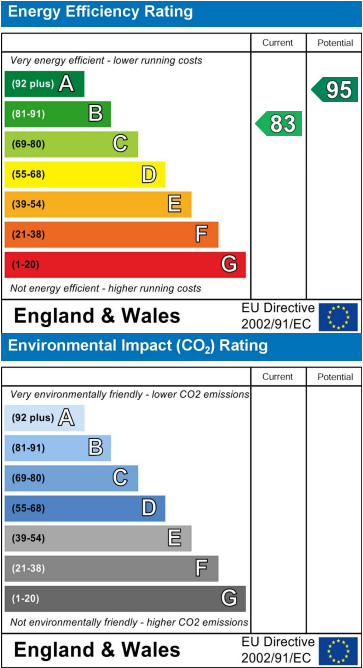
Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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