



**11a West Avenue, DN7 5EB**  
**£115,000 Offers In Region Of**  
**Tenure Freehold**

- PRIVATE GARDEN
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- GATED DRIVEWAY
- TWO BEDROOM SEMI DETACHED
- TWO DOUBLE BEDROOMS

## Well-Proportioned Two Bedroom Semi-Detached Home – Stainforth, Doncaster

An excellent opportunity to acquire this well-proportioned two bedroom semi-detached property, ideally suited to first time buyers or investors alike. Situated in the popular area of Stainforth, Doncaster, the property offers generous living space and fantastic potential.

The ground floor features a bright and spacious open-plan lounge and dining area, creating an ideal setting for both everyday living and entertaining. The kitchen provides access to a useful external storage area, adding practicality to the home.

To the first floor are two good-sized double bedrooms and a family bathroom, offering comfortable accommodation throughout.

Externally, the property benefits from a gated driveway providing off-road parking and a generous rear garden, perfect for families, outdoor entertaining or further enhancement.

A superb opportunity in a convenient location — early viewing is highly recommended.



Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92- A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	84
(69-80) C	70
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC