

# Churchills



## Denaby Avenue

Conisbrough, Doncaster DN12 3NL

- THREE BEDROOMS
- CONSERVATORY
- DOWNSTAIRS WC / UTILITY
- OFF ROAD PARKING
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- EPC RATING D

**Offers In The Region Of £145,000 Freehold**





Situated on Denaby Avenue in Conisbrough, Doncaster, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With a well-thought-out layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The home features three spacious bedrooms, providing ample space for a growing family or the flexibility to create a home office or guest room. The single bathroom is conveniently located, ensuring ease of access for all residents.



This property is a wonderful canvas for anyone looking to make their mark in a lovely neighbourhood. With its generous living space and potential for personalisation, it is sure to attract interest. Do not miss the chance to view this charming home on Denaby Avenue, where comfort and community come together beautifully.

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

##### **ENTRANCE PORCH**

Timber framed doorway opens into:

##### **ENTRANCE HALLWAY**

Stairs to first floor landing. Understairs storage cupboard. Single panelled central heating radiator.

##### **UTILITY WC**

uPVC double glazed window to side elevation. Suite comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator. Space for appliance. Tiles to splash back areas.

##### **KITCHEN**

9'4" \* 6'11"

uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Space for slot in cooker with extractor over. Space and plumbing for an automatic washing machine. Space for two further appliances. Single drainer sink unit with mixer tap. Tiles to splash back areas. Wall mounted boiler.

##### **LOUNGE**

13'10" \* 12'7"

uPVC patio door to rear elevation. Wall mounted gas fire. Two double panelled central heating radiator. Sliding glazed doors to the dining room.



## DINING ROOM

10'11" \* 9'0"

uPVC double glazed window to rear elevation. Single panelled central heating radiator.

## CONSERVATORY

9'10" \* 9'10"

uPVC double glazed French doors to the garden and uPVC double glazed windows to three elevations. Double panelled central heating radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed window to side elevation. Stairs from entrance hallway. Loft access point.

### BEDROOM ONE

12'8" \* 11'1"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Storage cupboard off.

### BEDROOM TWO

10'10" \* 9'1"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Storage cupboard off.

### BEDROOM THREE

9'6" \* 8'6"

uPVC double glazed window to front elevation. Single panelled central heating radiator.

### BATHROOM

8'7" \* 5'9"

uPVC double glazed window to side elevation. Suite comprising of bath, low flush WC and hand wash pedestal basin. Single panelled central heating radiator.

### DETACHED GARAGE

Concrete section with up and over door. Pedestrian access door to side elevation.

### OUTSIDE AND GARDENS

To the front is a good size garden mostly grass with well stocked borders of shrubs and bushes. Concrete driveway with parking for several cars leads to the detached garage. To the rear is a large garden To the rear is a large fenced garden with two grassed areas, vegetable patch and greenhouse. There are well stocked borders of flowers, shrubs and bushes to either side.

### VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto:info@churchillsestateagents.com).



## IMPORTANT INFORMATION

**MONEY LAUNDERING REGULATIONS.** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

## MEASUREMENTS

Prospective purchasers attention is drawn to the fact that

measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

## WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

## ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.  
Heating is gas and supplied by Mains Supplier.

## MOBILE COVERAGE

Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

## BROADBAND

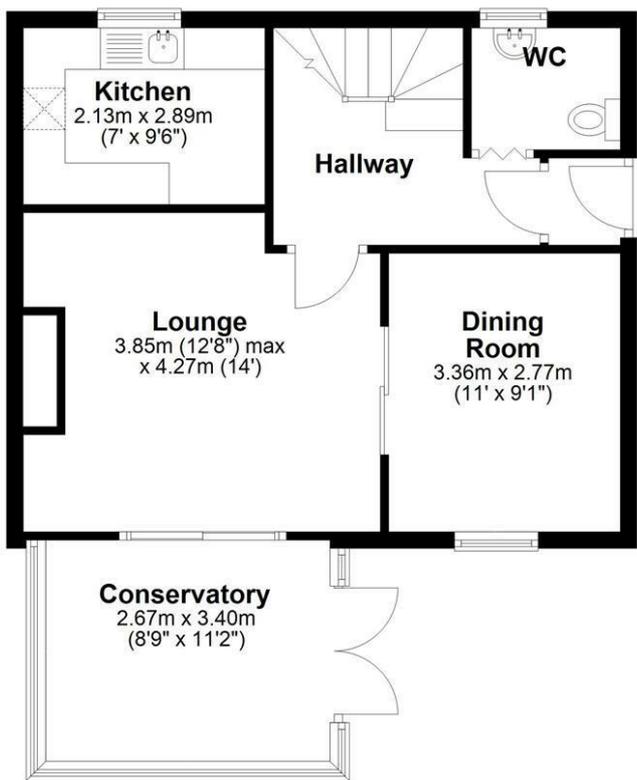
The property broadband speed is unknown at this time.



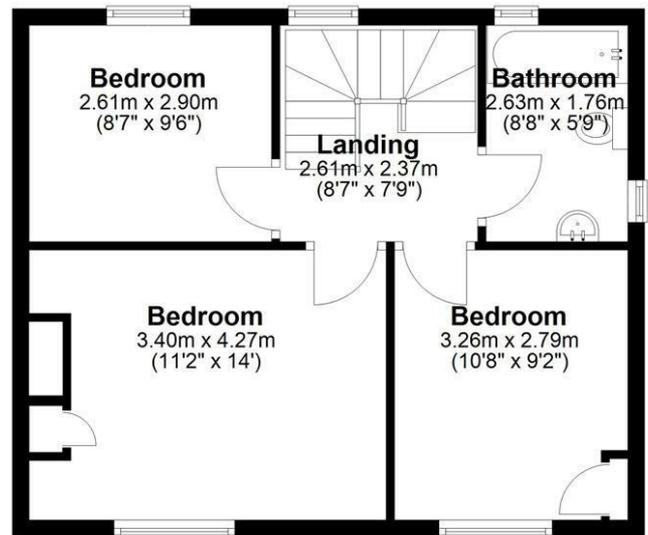


Local Authority  
Council Tax Band B  
EPC Rating D

**Ground Floor**



**First Floor**



**Churchills Sales Office**

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.