

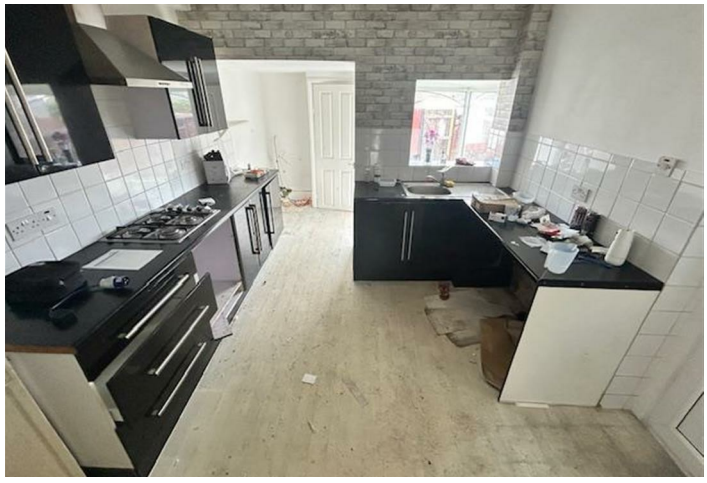
Tickhill Square

Denaby Main, Doncaster DN12 4AN

- FOUR BEDROOMS
- ATTIC BEDROOMS
- EXTENDED GARDEN TO REAR
- EPC RATING D
- MID TERRACE HOUSE
- uPVC DOUBLE GLAZED
- COMBOINATION BOILER

Asking Price £110,000 Freehold













Situated on Tickhill Square, Denaby Main, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property is ideally situated in a friendly neighbourhood, offering a sense of community while being conveniently close to local amenities.

As you step inside, you will find a well-proportioned living space that is both functional and welcoming. The layout is designed to maximise comfort, making it perfect for families or individuals alike. Natural light floods the rooms, creating a warm and airy atmosphere throughout the house.

Outside, the property benefits from an extended garden area, ideal for enjoying the fresh air or indulging in a bit of gardening. The location is also advantageous, with easy access to local parks, schools, and transport links, making it a practical choice for commuters and families alike.

In summary, this terraced house in Tickhill Square is a wonderful opportunity for anyone looking to settle in a vibrant community. With its inviting interiors and convenient location, it is sure to appeal to a wide range of buyers or renters. Do not miss the chance to make this charming property your new home.

GROUND FLOOR ACCOMMODATION
uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY
Stairs to first floor landing. Laminate wood effect flooring.

LOUNGE
13'1" * 12'5"
uPVC double glazed window to front elevation. Surround housing a wall mounted flame effect gas fire. Single panelled central heating radiator.

DINING ROOM
14'0" * 12'5"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

KITCHEN
16'7" * 10'1"
uPVC double glazed windows to rear and side elevations. Range of wall and base units with roll edged work surfaces. Cooking facilities comprising space for built in oven, gas hob and chimney type extractor over. Space and plumbing for an automatic washing machine. Single drainer stainless steel sink unit with mixer tap. Space for fridge/freezer. Tiles to splash back areas. Storage cupboard off housing combination boiler.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs from entrance hallway with handrail, spindles and newel posts across lading area. Single panelled central heating radiator. Stairs to attic bedrooms.

BEDROOM ONE
15'10" * 13'1"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BEDROOM TWO
13'10" * 9'9"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BATHROOM
10'0" * 9'7"
uPVC double glazed window to rear elevation. Suite in white comprising of corner bath with shower tap attachment, low flush WC and hand wash pedestal basin. Separate shower cubicle with electric shower over. Fully tiled to wall and floor. LED downlights to ceiling.

ATTIC ACCOMMODATION
Stairs from second floor landing.

BEDROOM THREE
14'10" * 7'6"
Double glazed Velux window to roof elevation. Single panelled central heating radiator. Storage cupboards off.

BEDROOM FOUR
8'3" * 6'6",167'3"
Double glazed Velux window to roof elevation. Single panelled central heating radiator.

OUTSIDE AND GARDENS

VIEWINGS
By appointment only with Churchills call 01709 582880 or email 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.

BROADBAND
The property broadband speed is excellent with fibre broadband available.

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



Local Authority Doncaster MBC
Council Tax Band A
EPC Rating D





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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.