

Churchills



Prior Road

Conisbrough, Doncaster DN12 2HA

- FOUR BEDROOM
- EXTENDED TO SIDE AND REAR
 - STUDY
- DETACHED GARAGE
- SEMI DETACHED HOUSE
 - OFFICE
- EXTENDED KITCHEN
 - EPC RATING C

Offers In The Region Of £260,000 Freehold





Situated on Prior Road in Conisbrough, Doncaster, this delightful semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. The well-appointed layout includes a side and rear extension which add approximately 50% extra space to the original property.

The house boasts two modern bathrooms, ensuring ample facilities for busy mornings and family life. The design of the home promotes both functionality and style, making it a wonderful place to create lasting memories.

For those with vehicles, the property features off road parking and a detached garage, a valuable asset in this desirable area. The location itself is a significant draw, offering a peaceful residential setting while remaining close to local amenities, schools, and transport links.

This semi-detached house on Prior Road presents an excellent opportunity for anyone looking to settle in a friendly community with all the essentials at hand. Whether you are a growing family or simply in need of more space, this property is well worth a visit.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Single panelled central heating radiator. Laminate wood effect flooring. Storage cupboard off with space and plumbing for an automatic washing machine and dryer. uPVC double glazed and panelled doorway to front elevation.

WC

uPVC double glazed window to front elevation. Suite comprising of low flush WC and hand wash pedestal basin with storage beneath.

OFFICE

7'11" * 7'9"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Single panelled central heating radiator. LED downlights to ceiling.

STUDY

8'3" * 7'10"

uPVC double glazed window to side elevation. Laminate wood effect flooring. Single panelled central heating radiator.

KITCHEN

13'11" * 10'9"

uPVC double glazed window to rear elevation. Range of modern wall and base units with square edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with chimney type extractor over. Integrated dishwasher. One and a half bowl single drainer sink unit with mixer tap. Double panelled central heating radiator. Tiles to splash back areas. LED downlights to ceiling.

LOUNGE

16'7" * 10'11"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Modern inset coal effect gas fire with stainless steel surround. Double panelled central heating radiator.

DINING ROOM

11'11" * 7'6"

uPVC double glazed window to side and rear elevations. Single panelled central heating radiator. uPVC double glazed doorway to side elevation.

INNER HALLWAY

uPVC double glazed windows to front elevations. Storage cupboard off. Stairs to first floor landing with handrail spindles and newel posts.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front elevation. Stairs from inner hallway. LED downlights to ceiling. Single panelled central heating radiator and electric storage heater. Loft access point.

BEDROOM ONE

16'0" * 9'8"

uPVC double glazed windows to front and rear elevations. Double panelled central heating radiator. LED downlights to ceiling.

BEDROOM TWO

12'9" * 9'5"

uPVC double glazed window to front elevation. Double panelled central heating radiator. LED downlights to ceiling.

BEDROOM THREE

13'3" * 7'8"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. LED downlights to ceiling. Single panelled central heating radiator. Storage cupboard off housing combination boiler.

BEDROOM FOUR

8'9" * 8'6"

uPVC double glazed window to front elevation. Single panelled central heating radiator. LED downlights to ceiling. TV aerial socket.

SHOWER ROOM

5'3" * 3'4"

Suite comprising of shower cubicle with electric shower over. Heated towel rail. Fully tiled to all walls and LED downlights to ceiling.

WC

uPVC double glazed window to front elevation. Suite comprising of low flush WC and hand wash basin with storage beneath, Electric storage heater.

BATHROOM

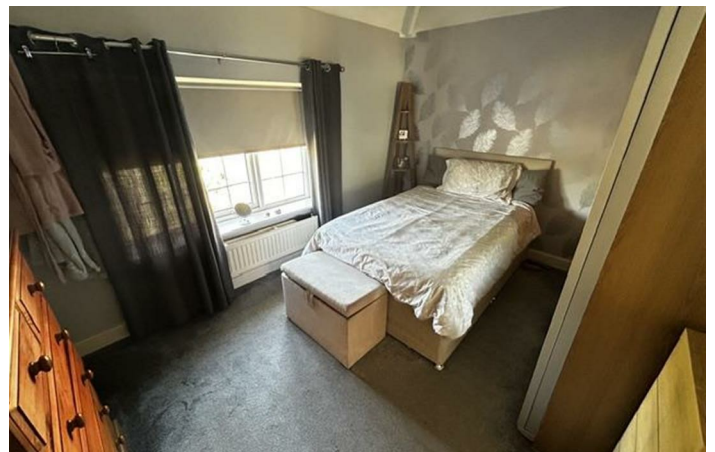
5'8" * 5'6"

uPVC double glazed window to rear elevation. Suite comprising of bath and hand wash pedestal basin with storage beneath. LED downlights to ceiling and extractor fan.

DETACHED GARAGE

21'4" * 15'0"

Brick built with up and over door. light and power supplied. uPVC double glazed and panelled pedestrian access door to side elevation.



OUTSIDE AND GARDENS

To the front is a low maintenance fenced garden with double width block paved driveway leading to detached garage. To the rear is a block paved patio area leading to a fenced garden which is mostly grass with path leading to summer house at the rear.

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.

MOBILE COVERAGE

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

BROADBAND

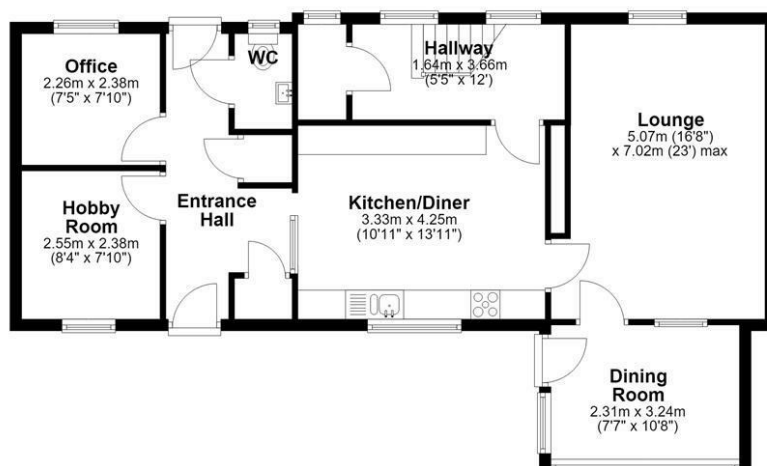
The property broadband speed is excellent with fibre broadband available on the street.



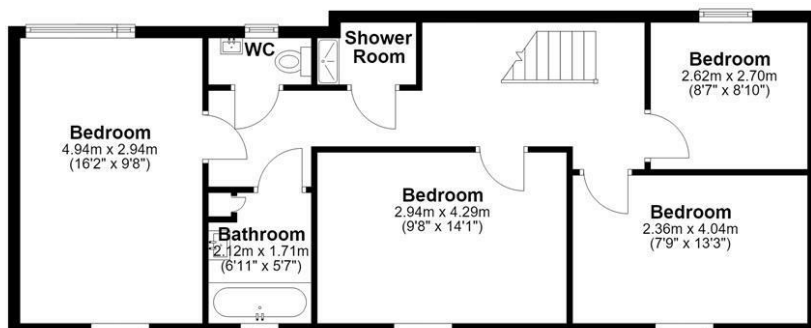


Local Authority Doncaster MBC
Council Tax Band A
EPC Rating C

Ground Floor



First Floor



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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.