

Churchills



Don Street

Conisbrough, Doncaster DN12 3ED

- THREE BEDROOMS
- uPVC DOUBLE GLAZED
 - DINING ROOM
 - OUTBUILDING
- END TERRACE HOUSE
- COMBINATION BOILER
 - ATTIC BEDROOM
 - EPC RATING TBC

Offers In The Region Of £105,000 Freehold





Situated on Don Street in Conisbrough is this delightful end terrace house. This property boasts three well-proportioned bedrooms, making it ideal for families or those looking for extra space. Two reception rooms offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests.

The property is in need of some modernisation. The end terrace design provides added privacy and a sense of space, while the location in Conisbrough allows for easy access to local amenities, schools, and transport links. Don't miss the chance to explore this charming residence in a sought-after area.



GROUND FLOOR ACCOMMODATION

uPVC double glazed doorway opens into:

ENTRANCE HALLWAY

Single panelled central heating radiator.

LOUNGE

14'9" * 10'2"

uPVC double glazed window to front elevation. Surround housing a modern electric fire with marble back and hearth. Single panelled central heating radiator.

DINING ROOM

13'5" * 10'11"

uPVC double glazed window to side elevation. Surround housing a modern electric fire with stone effect back and marble hearth. Single panelled central heating radiator. Doorway to stairs to first floor landing.



KITCHEN

12'3" * 8'6"

uPVC double glazed windows to rear and side elevations. Range of base units with roll edged work surfaces. Space and plumbing for an automatic washing machine. Space for slot in cooker and fridge freezer. Double panelled central heating radiator. Tiles to splash back areas. uPVC double glazed and panelled doorway to rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from dining room. Wall light point. Doorway to stairs to attic bedroom.

BEDROOM ONE

14'10" * 13'6"

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

BEDROOM TWO

11'0" * 7'1"

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



BATHROOM

8'1" * 6'0"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Storage cupboard off. Fully tiled to shower and splash back areas. Extractor fan.

ATTIC BEDROOM

15'10" * 13'6"

uPVC double glazed window to rear elevation. Stairs from first floor landing. Single panelled central heating radiator. Wall mounted combination boiler. Storage off.

OUTSIDE AND GARDENS

To the front is a small walled garden with path leading to front door. To the rear is a small yard area with storage outbuilding and pedestrian access gate to 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
Council Tax Band A
EPC Rating



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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.