

# Churchills

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## Drake Head Lane

Conisbrough, Doncaster DN12 2AB

- SEMI-DETACHED BUNGALOW
  - CONSERVATORY
  - GARAGE & DRIVEWAY
  - GREAT LOCATION
- TWO BEDROOMS
- uPVC DOUBLE GLAZING
- ENCLOSED GARDENS
- EPC RATING D

**Offers In The Region Of £165,000 Freehold**





**This semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home, situated in an ideal location with easy accessible transport links to both Doncaster and Rotherham, making commuting and accessing local amenities a breeze.**

**With a well-proportioned reception room, kitchen, bathroom and two good sized bedrooms this property is ideal for small families or couples alike who wish to upgrade with their own personal features and décor. Externally there is a driveway, garage, gardens and conservatory.**



**Whether you are a first-time buyer, looking to downsize, or seeking a project to enhance, this bungalow offers a blend of comfort, convenience, and potential. Do not miss the chance to view this delightful property in a sought-after area.**

#### **ENTANCE HALLWAY**

uPVC double glazed door opens into hallway and giving access to all rooms. Storage cupboard off housing the boiler providing heat and hot water. Central heating radiator.

#### **LOUNGE**

15'3' x 12'8'

uPVC double glazed bow window to front elevation. Ornate fire surround with marble back and hearth and gas fire, two central heating radiators, tv aerial point.

#### **KITCHEN**

11' x 7'5'

uPVC double glazed door and window to the rear elevation. A range of dark wood wall and base units with roll edged work surfaces, stainless steel sink unit and cooking facilities with extractor over. Central heating radiator.

#### **BATHROOM**

7'4 x 7'4'

uPVC double glazed window to the front elevation. Suite in white comprising of bath with shower tap attachment, low flush wc and sink unit. Fully tiled to all walls and floor. Central heating radiator.



#### **BEDROOM ONE**

11.6 x 10.2

uPVC double glazed window to the front elevation. Central heating radiator.

#### **BEDROOM TWO**

11.3 x 8.5

uPVC double glazed window to the rear elevation. Central heating radiator.



#### **EXTERIOR & GARDENS**

### CONSERVATORY

uPVC double glazed windows to three sides with uPVC French doors Central heating radiator.

### GARAGE

Up and over door to the front and pedestrian uPVC double glazed door to the rear.

### OUTSIDE AND GARDENS

To the front of the property is an open plan lawned garden area with driveway and garage and an arrangement of mature shrubs. There is a wrought iron gate give access to the rear garden where you will find an enclosed garden area with a feature pond, decking, patio and lawned garden.

### 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.

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### 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 DONCASTER**  
**Council Tax Band B**  
**EPC Rating D**

**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.