

Churchills



Doncaster Road , Conisbrough DN12 3AN

- TWO BEDROOMS
- uPVC DOUBLE GLAZED
- NEW MODERN BATHROOM
- GREAT LOCATION
- MID TERRACE HOUSE
- NEW MODERN KITCHEN
- COMBINATION BOILER
- EPC RATING D

Offers In The Region Of £95,000 Freehold





Situated in Conisbrough, this delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

The location of this home is particularly appealing, as it provides convenient access to local amenities, schools, and transport links, making it an ideal choice for those who value both comfort and convenience. Conisbrough itself is a lovely area, known for its friendly community and picturesque surroundings.

This terraced house, while compact, offers a wonderful opportunity to create a personal sanctuary in a sought-after location. Whether you are looking to invest or find your next home, this property is certainly worth considering. Embrace the chance to make this charming house your own and enjoy all that Conisbrough has to offer.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into

LOUNGE

12'0" * 9'10", 141'0"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Surround with marble back and hearth. Single panelled central heating radiator. Two wall light points.

INNER LOBBY

Stairs to first floor landing. Single panelled central heating radiator.

KITCHEN/DINER

12'2" * 11'10"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with chimney type extractor. Tiles to splash back areas. Space for automatic washing machine and further appliance. Ceramic tiles to floor. Wall mounted combination boiler. Single panelled central heating radiator. Understairs storage cupboard. uPVC double glazed and panelled doorway to rear yard.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby. Wall light point.

BEDROOM ONE

12'0" * 11'1"

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

BEDROOM TWO

12'3" * 6'4"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Range of fitted wardrobes and cupboards to one wall.

BATHROOM

7'8" * 5'2"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower over, hand wash pedestal basin and low flush WC. Single panelled central heating radiator. uPVC cladding to splash back areas. Extractor fan.

OUTSIDE AND GARDENS

To the front is a small walled garden leading to front door, To the rear is a yard area with outbuilding.

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.

ELECTRICITY AND HEATING SUPPLIER

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

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

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



Local Authority Doncaster
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.