



Highridge Close

Conisbrough, Doncaster DN12 2PA

- TWO BEDROOM
- LOUNGE/DINER
- ATTACHED GARAGE
- SOUGHT AFTER AREA
- SEMI DETACHED HOUSE
- OPEN ASPECTS TO REAR
- GOOD SIZE REAR GARDEN
- EPC RATING D

Asking Price £160,000 Freehold





Location

Lounge diner, garage attached, gardens, uPVC d/G
Not over looked backed on to the woods. New
kitchen, neutral décor Needs new bathroom Combi
Boiler Deceased estate

EXCELLENT OPPORTUNITY To purchase this two
bedroom semi detached house situated in a very sought
after area of Conisbrough. Ideal for any first time buyer or
mover, modern throughout with open aspects to the rear this
property needs to be viewed to appreciate the level of
accommodation on offer.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

FRONT PORCH

Timber framed doorway to Lounge. Single panelled central
heating radiator.

LOUNGE/DINER

17'5" x 11'11"

uPVC double glazed window to front elevation. Stairs to first
floor landing with handrail, spindles and newel posts. Wall
mounted electric fire with surround. Under stairs storage
cupboard. Double panelled central heating radiator.

KITCHEN

11'10" x 6'9"

uPVC double glazed French Doors to rear elevation.
Laminate wood effect flooring. Range of modern wall and
base units with roll edged work surfaces. Built in cooking
facilities comprising of electric oven and gas hob with
chimney type extractor over. Integrated fridge. Space and
plumbing for an automatic washing machine. Single drainer
sink unit with mixer tap. Tiles to splash back areas. Single
drainer sink unit with mixer tap. Wall mounted boiler.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from Lounge/Diner with handrail, spindles and newel
posts. Loft access point.

BEDROOM ONE

11'11" x 8'2"

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

BEDROOM TWO

11'11" x 8'11"

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

BATHROOM

6'9" x 5'6"

uPVC double glazed window to side elevation. Suite in white
comprising of bath with electric shower over, hand wash
pedestal basin and low flush WC. Fully tiled to all walls.
Double panelled central heating radiator.

ATTACHED GARAGE

17'7" x 9'1"

Up and over door. Light and power supplied. Pedestrian access door to rear.

OUTSIDE AND GARDENS

To the front of the property is a lawned area with driveway leading to Garage. To the rear there is a good size garden with open aspects to rear. Paved patio area leading onto lawned garden. Secure with fencing all around.

VIEWING

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

MAKING AN OFFER

Before contacting a Building Society, Bank, Solicitors or Mortgage Advisor you should make an offer to Churchills. Any delay may result in the sale being agreed to another party incurring unnecessary costs. Under the Estate Agents Act (1979) you will be required to give us financial information in order to verify your position before we can recommend your offer to our vendor.

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.

THINKING OF SELLING

If you like the way we present our property particulars and are considering selling your home, please contact us on 01709 582880 or email info@churchillsestateagents.com for one of our qualified partners to give you a valuation and marketing advice of your home.

MEASUREMENTS

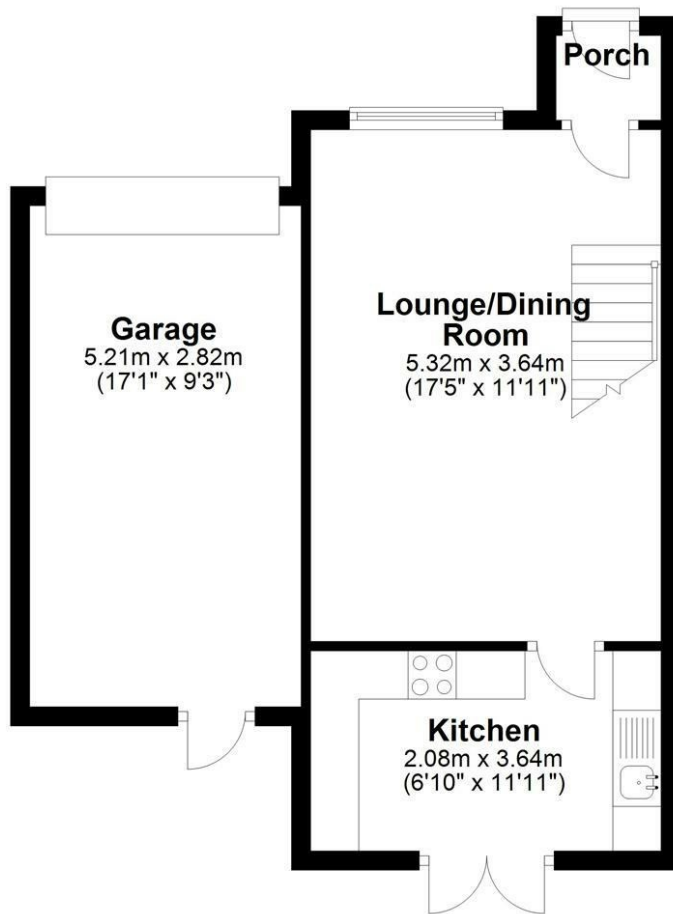
Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.



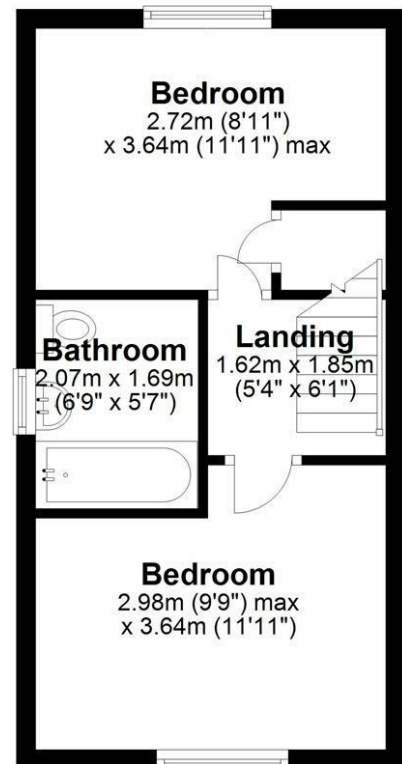
Local Authority
Council Tax Band
EPC Rating D



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.