

Churchills

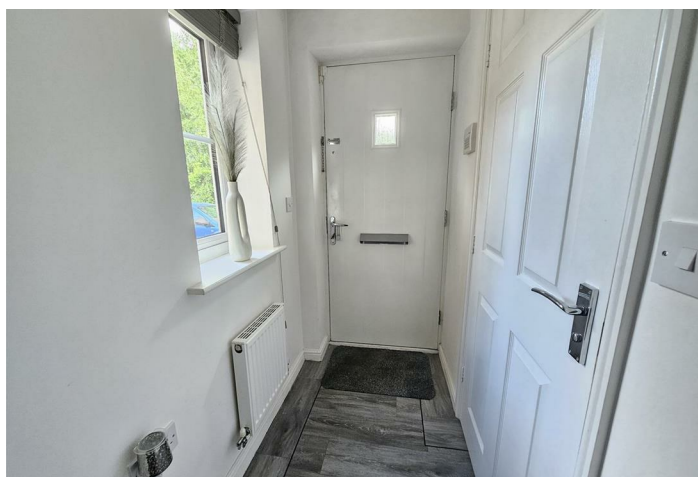


Colliery Road

Denaby Main, Doncaster DN12 4EA

- SEMI DETACHED HOUSE
 - MODERN LIVING
- END OF CUL DE SAC
- LARGE DRIVEWAY
- THREE BEDROOMS
- DESIREABLE LOCATION
- OPEN ASPECTS TO FRONT
 - EPC RATING B

Asking Price £160,000 Freehold





*****ATTENTION ALL BUYERS***** This superb show house quality, three bedroom semi detached house situated in a very good location. Close to local train and leisure centre this property is ideal for any first time buyer, investor or growing family. This property must be viewed to appreciate the very high standard this accommodation is presented.

GROUND FLOOR ACCOMMODATION

uPVC panelled doorway opens into:

ENTRANCE HALLWAY

uPVC double glazed window to side elevation. single panelled central heating radiator. Karndean flooring.

WC

uPVC double glazed window to side elevation. Suite in white comprising of low flush WC and hand wash pedestal basin with tiles to splash back areas.. Single panelled central heating radiator. Karndean flooring.

LOUNGE

14'7" * 14'5"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Stairs to first floor landing with handrail, spindles and newel posts. Understairs storage cupboard. Karndean flooring.

KITCHEN/DINER

14'6" * 9'5"

uPVC double glazed window to rear elevation. 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. Karndean flooring throughout. Space and plumbing for an automatic washing machine and dishwasher. Single drainer sink unit with mixer tap. Space for fridge/freezer. Tiles to splash back areas. Single panelled central heating radiator. uPVC French doors to rear garden.

FIRST FLOOR ACCOMMODATION

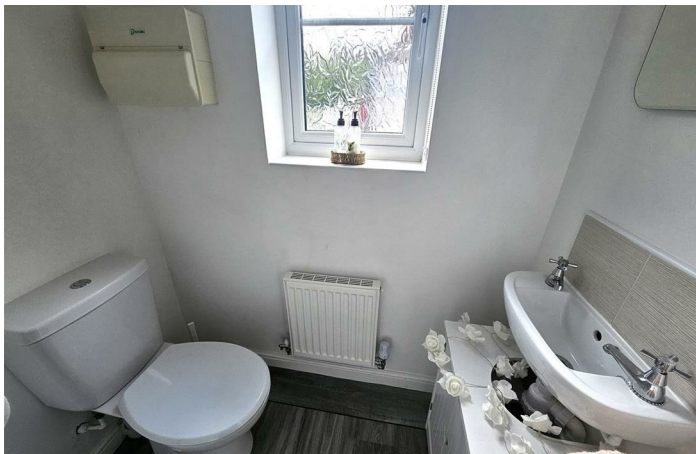
LANDING

Stairs from entrance hallway with handrail, spindles and newel posts. Single panelled central heating radiator. Loft access point.

BEDROOM ONE

9'6" to wardrobes * 8'2"

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



BEDROOM TWO

11'5" to wardrobes * 8'2"

uPVC double glazed window to front elevation. Fitted wardrobes to one wall. Single panelled central heating radiator

BEDROOM THREE

8'1" * 6'2"

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

BATHROOM

6'2" * 6'0"

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

OUTSIDE AND GARDENS

To the front is a grass garden with off road parking to front and side of property, for several vehicles. To the rear is a fenced landscaped garden with paved patio area and steps to lawned garden.

VIEWINGS

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

IMPORTANT INFORMATION

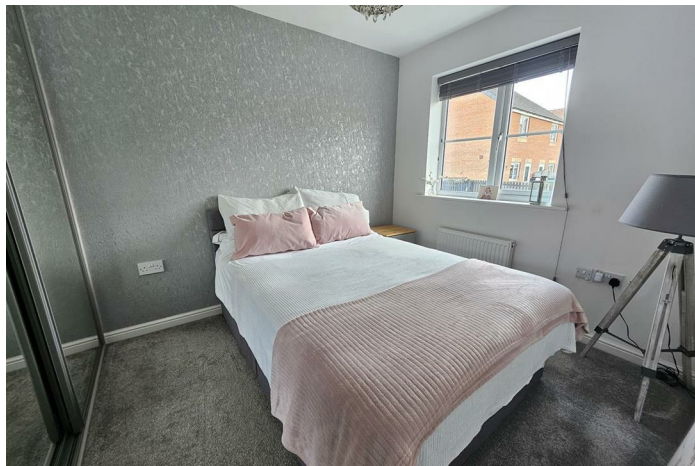
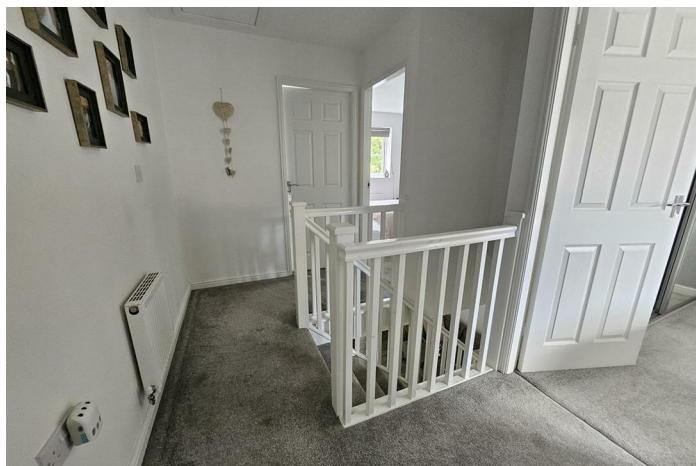
MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements 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.



Local Authority DONCASTER
Council Tax Band B
EPC Rating B



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