

Churchills



Dearne Street

Conisbrough, DN12 3EB

- THREE BEDROOM
- MODERN KITCHEN
- SUPERBLY PRESENTED REAR GARDEN
- uPVC DOUBLE GLAZED
- MODERN THROUGHOUT
- ATTIC BEDROOM
- COMBINATION BOILER
- EPC RATING TBC

Offers In The Region Of £115,000 Freehold





*****WELCOME TO THIS CHARMING TERRACED HOUSE*****

located on Dearne Street in the lovely town of Conisbrough, Doncaster. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, including an attic bedroom, there is plenty of space for everyone to enjoy.

One of the highlights of this property is the superbly presented rear garden. Imagine spending sunny afternoons relaxing in this outdoor oasis, hosting barbecues, or simply enjoying a cup of tea surrounded by nature.

Whether you are looking for a cozy family home or a stylish space to entertain friends, this terraced house on Dearne Street offers the perfect blend of comfort and modern living. Don't miss out on the opportunity to make this property your own and enjoy all that it has to offer.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

14'9" * 11'10"

uPVC double glazed window to front elevation. Feature Inglenock effect fireplace. TV aerial socket. Double panelled central heating radiator.

INNER LOBBY

Doorway leading to stair down to cellar.

KITCHEN

11'8" * 10'6"

uPVC double glazed window to rear elevation. Range of modern wall and base units with square edged work surfaces. Built in cooking facilities comprising electric oven and hob with a chimney type extractor over. Space and plumbing for an automatic washing machine. Single drainer sink unit with mixer tap. Space for fridge/freezer. Double panelled central heating radiator.

REAR ENTRANCE LOBBY

uPVC double glazed and panelled doorway to side elevation leading to garden.

BATHROOM

6'8" * 5'4"

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

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from lounge. Further stairway to attic bedroom.

BEDROOM ONE

12'5" * 11'10"

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

JACK & JILL WC

Suite in white comprising of a low flush WC and hand wash basin. Fully tiled to all walls and floor. Space for a appliance if needed.

BEDROOM TWO

11'10" * 10'9"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall. Laminate wood effect flooring. Single panelled central heating radiator. Wall mounted combination boiler to one unit matching wardrobes. Doorway to jack & jill WC.

ATTIC BEDROOM

16'1" * 11'10"

Stairway from first floor landing. uPVC double glazed window to front elevation. Laminate wood effect flooring. Single panelled central heating radiator.

OUTSIDE AND GARDENS

To the front is a small walled garden and gateway leading to front door. To the rear is a superbly presented maintenance free garden with decked areas and artificial grass. The garden is walled and fence all around giving excellent privacy.

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.

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 Doncaster
Council Tax Band A
EPC Rating



Churchills Sales Office

16 High Street, Mexborough, South
Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

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.