

Churchills



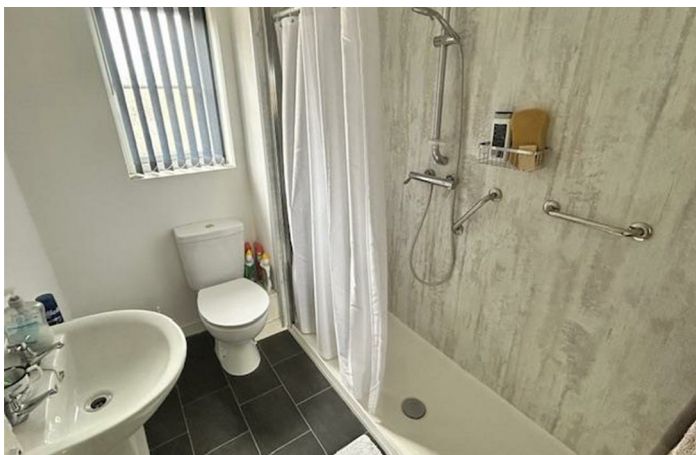
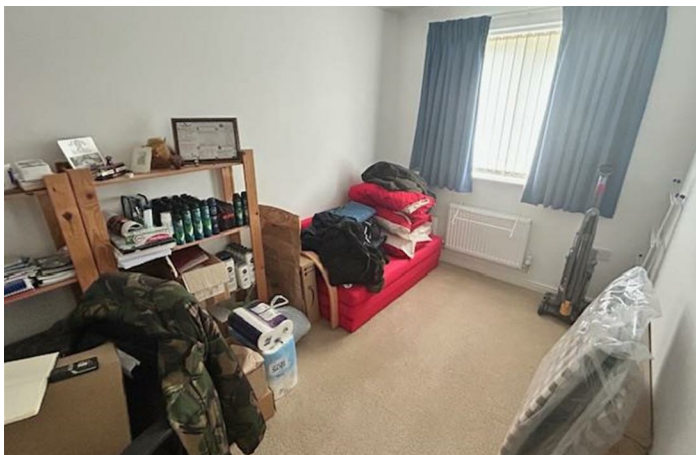
Jenkin Way

Denaby Main, Doncaster DN12 4BG

- TWO BEDROOM
- MODERN THROUGHOUT
- COMBINATION BOILER
- EPC RATING TBC
- SEMI DETACHED HOUSE
- DINING KITCHEN
- OFF ROAD PARKING

Offers In The Region Of £160,000 Freehold





This delightful semi-detached house on Jenkin Way offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Situated in a desirable location, this house is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate both tranquillity and accessibility. With its charming character and practical features, this semi-detached house on Jenkin Way is a wonderful opportunity for anyone looking to settle in Denaby Main. Don't miss the chance to make this delightful property your new home.

GROUND FLOOR ACCOMMODATION

Composite double glazed and panelled doorway opens into:

ENTRANCE LOBBY

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

LOUNGE

15'3" * 9'11"

uPVC double glazed window to front elevation. Double panelled central heating radiator. TV aerial socket. Understairs storage.

KITCHEN

13'5" * 7'9"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged works surfaces. Built in cooking facilities comprising of electric oven and gas hob with extractor over. Space for fridge/ freezer. Space and plumbing for an automatic washing machine. Tiles to splash back areas. Wall mounted combination boiler. Single drainer sink unit with mixer tap. Extractor fan. uPVC double glazed French doors to rear garden.

WC

Suite in white comprising of low flush WC and hand wash pedestal basin. Single panelled central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway. Loft access point.

BEDROOM ONE

13'6" * 10'1"

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

BEDROOM TWO

12'10" * 7'3"

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

BATHROOM

7'4" * 5'10"

uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and double shower cubicle. Cladding to splash back areas. Single panelled central heating radiator.

OUTSIDE AND GARDENS

To the front of the property is a small lawned garden with driveway to the side allowing parking for two cars. To the rear is a low maintenance garden which is paved throughout with wooden sleeper flower beds and seating areas.

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.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

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

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 excellent with fibre broadband available.



Local Authority Doncaster
Council Tax Band A
EPC Rating B

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.