

Churchills



The Crescent

Conisbrough, Doncaster DN12 3LG

- THREE BEDROOMS
- FULL RENOVATION PROJECT
- COMBI BOILER HEATING
- GOOD LOCATION
- SEMI-DETACHED PROPERTY
- GREAT SIZED GARDENS
- UPVC DOUBLE GLAZING
- EPC RATING D

Offers In The Region Of £90,000 Freehold





Located in a popular residential area of Conisbrough, this semi-detached house presents an exciting opportunity for those seeking a renovation project to create their dream home. With three well-proportioned bedrooms and a spacious dual aspect reception room that seamlessly combines a lounge and dining area, this property offers a versatile living space that can be tailored to your personal style.

The house boasts a larger than average rear garden, providing ample outdoor space for gardening enthusiasts or families looking for a safe play area for children. The potential for extension or the creation of off-road parking adds further appeal, allowing you to enhance the property's value and functionality.

This home is perfect for those with a vision, ready to invest time and creativity into transforming it into a modern sanctuary. With its prime location in Conisbrough, you will enjoy the benefits of a friendly community while being conveniently close to local amenities and transport links.

Embrace the chance to make this property your own and turn it into a beautiful residence that reflects your unique taste and lifestyle. Don't miss out on this remarkable opportunity to secure a home with great potential in a desirable area.

GROUND FLOOR ACCOMMODATION

uPVC double glazed side to the side elevation.

ENTRANCE HALLWAY

Access to all rooms and stairs to the first floor landing.

UNDERSTAIRS STORAGE

uPVC double glazed window to the rear elevation.

LOUNGE & DINING ROOM

12'0" x 17'11"

uPVC double glazed window to the front elevation and aluminium patio doors to the rear elevation. Four bar gas fire and single panelled central heating radiator. Built in cupboard and drawers to dining room area.

KITCHEN

8'7" x 10'7" red to 8'7"

uPVC double glazed window to the front elevation. Sink unit and units beneath. Worcester combi boiler providing hot water and heating.

DOWNSTAIRS BATHROOM

uPVC double glazed window to the rear elevation. white wc and bath with electric shower over. White tiles to splashback walls. Single panelled central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING AREA

Stairs from entrance hallway.

BEDROOM ONE

10'11" x 18'1"

uPVC double glazed windows to both the front and rear elevation. Single panelled central heating radiator.

BEDROOM TWO

8'7" x 10'10"

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

BEDROOM THREE

8'5" x 9'0"

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

OUTSIDE & GARDENS

The front garden is enclosed with a brick wall giving access to the path to the side entrance and gate to the rear. The size of the rear garden area is larger than average, with a paved path through the middle and being fully enclosed..

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

BROADBAND

The property broadband speed is excellent with fibre broadband available on the street.

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.