



Leslie Avenue

Conisbrough, Doncaster DN12 3PR

- THREE BEDROOM
- MODERN THROUGHOUT
- COMBINATION BOILER
- DETACHED GARAGE
- SEMI DETACHED HOUSE
- UTILITY ROOM
- GARDENS FRONT AND REAR
- EPC RATING TBC

Offers In The Region Of £180,000 Freehold





Situated on Leslie Avenue in Conisbrough, Doncaster, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The property features a well-appointed bathroom, ensuring convenience for all residents. Additionally, the house benefits from parking space for two vehicles, a valuable asset in today's busy world.

Set in a friendly neighbourhood, this home is ideally located close to local amenities, schools, and parks, making it perfect for those seeking a community-oriented lifestyle. With its appealing layout and practical features, this semi-detached house on Leslie Avenue is a wonderful place to call home. Don't miss the chance to view this property and envision your future in this lovely setting.



GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE PORCH

13'1" * 5'1"

Timber framed windows to side elevation. uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing with handrail, spindles and newel posts. Understairs storage cupboard. Single panelled central heating radiator.

UTILITY ROOM

uPVC double glazed window to side elevation. Space and plumbing for an automatic washing machine. Wall mounted combination boiler.

LOUNGE

13'6" * 10'9"

uPVC double glazed French doors to rear garden. Single panelled central heating radiator. TV aerial socket.

BREAKFAST KITCHEN

19'10" * 9'6"

uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Space for a range cooker. Space and plumbing for an automatic washing machine and space for fridge/freezer. One and a half bowl single drainer sink unit with mixer tap. LED downlights to ceiling. Single panelled central heating radiator. Under cupboard lighting to wall units. Aluminum double glazed patio doors to:

CONSERVATORY

12'9" * 11'1"

uPVC double glazed windows to three elevations. Double panelled central heating radiator. uPVC double glazed French doors to garden area.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to front elevation. Stairs from entrance hallway with handrail, spindles and newel posts.



BEDROOM ONE

14'0" * 11'1"

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

BEDROOM TWO

10'11" * 9'2"

uPVC double glazed window to rear elevation. Two storage cupboards. Single panelled central heating radiator. TV aerial socket.

BEDROOM THREE

8'5" * 7'7" to wardrobes

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

BATHROOM

8'4" * 5'8"

uPVC double glazed window to front elevation. Suite in white comprising bath with direct feed shower over, hand wash pedestal basin and low flush WC. Fully tiled to wall and floors. Heated towel rail and extractor fan.

DETACHED GARAGE

16'4" * 9'1"

Brick built with up and over door. Light and power supplied. Pedestrian access to rear.

OUTSIDE AND GARDENS**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.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

MOBILE COVERAGE

Current mobile coverage for indoors 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 MBC
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.