



RICHARD BASSFORD

POWERED BY
exp™ UK

@ richard.bassford@exp.uk.com

richardbassford.exp.uk.com

07525 782312

44 Coniston Road, Askern

Coming Soon £205,000

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REF: RB0353

Coniston Rd, Askern, Doncaster, DN6 0EH

*****OFFERS IN THE REGION OF £205,000*****

Take a look at this fantastic two double bedroom semi-detached bungalow situated on the popular Coniston Road. Boasting a spacious living room and being very well presented throughout, the property benefits from gas central heating, double glazing throughout, well-loved gardens to both the front and rear along with off-street parking and garage. This home needs to be viewed to fully appreciate the accommodation on offer. Please get in touch to arrange a viewing.

Ground Floor

Kitchen 3.51m (11'6) X 2.29m (7'6)

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink unit with single drainer and mixer tap & water filter with ceramic tiled splash-backs, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with cooker hood over, double glazed window to front, double glazed window to side, radiator, vinyl flooring.

Lounge 4.85m (15'11) X 3.68m (12'1)

Double glazed window to front, deep pile carpet, built in media entertainment units, feature wall paper, radiator, fitted carpet, telephone point, TV point, coving to ceiling.

Hall

Door to: Bathroom and bedrooms.

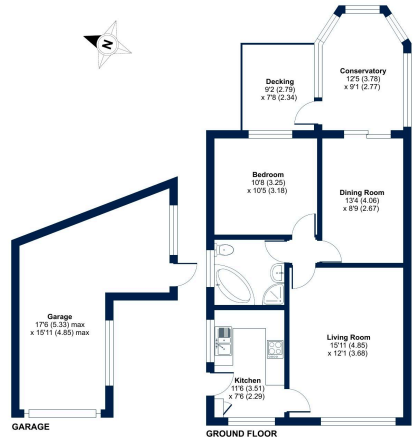
Bathroom

Fitted with four piece suite comprising corner panelled bath with matching telephone style mixer tap, pedestal wash hand basin, tiled



Coniston Road, Askern, Doncaster, DN6

Approximate Area = 709 sq ft / 65.8 sq m
 Garage = 244 sq ft / 22.6 sq m
 Total = 953 sq ft / 88.4 sq m
 For identification only - Not to scale



For plan produced in accordance with BSIC Property Measurement Standards, incorporating International Property Measurement Standards (IPMS) (London, 2024). Prepared for eXp World UK Limited (eXp) by eXp World UK Limited (eXp) (100014)

- Semi-detached bungalow
- Separate detached garage
- Enclosed rear garden
- Conservatory
- Goodsize driveway
- Good location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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