

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



1 MARCH STREET
CONISBROUGH
DN12 2LY

REDUCED TO £149,995

- End Town House
- Central Heating & Upvc D.G Windows
- Kitchen/diner
- Private Rear Garden
- Council Tax Band B
- Three Double Bedrooms
- Lounge
- En-suite & Family Bathroom
- EPC Rating C

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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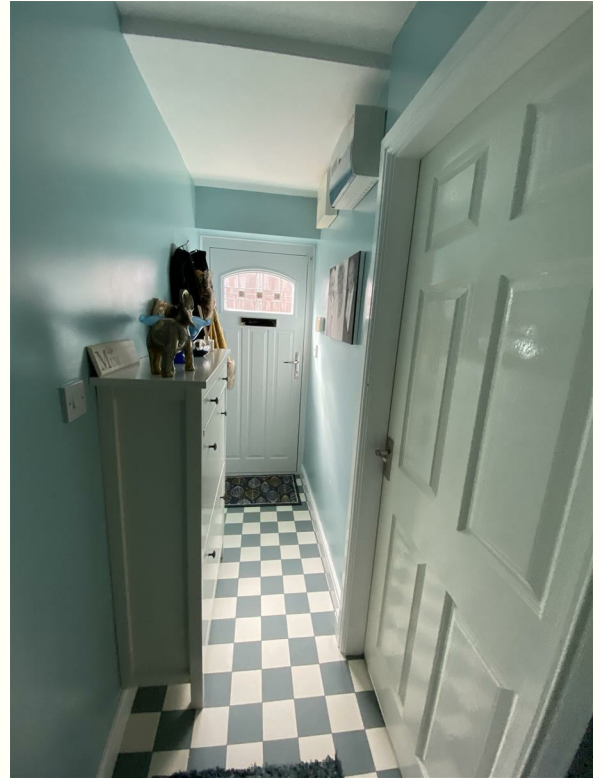
Briefly comprising:

Entrance:

Composite entrance door leading to:

Entrance hallway:

Staircase leading off. Smoke alarm.



Lounge:

21'1"max x 11'0"max (6.43mmax x 3.35mmax)

Modern double graphite radiator. Modern single graphite radiator. Four double power points. Ceiling coving.



Lounge:



Lounge:



Lounge:



Kitchen/diner:

12'3" x 11'0" (3.73m x 3.35m)

Fitted with a range of modern grey wall and base units White pot single drainer sink unit with mixer tap. Built-under electric oven. Ceramic hob inset into wood effect work surfaces above. Chimney style stainless steel extractor fan with light. Breakfast bar. Integrated fridge/freezer. Integrated washing machine. Integrated dishwasher. Wall mounted graphite radiator. Four double power points plus those concealed serving the electrical appliances. Concealed lighting. Ceiling down-lighters. Smoke alarm. Complimentary tiling. Upvc stable style half glazed door leading to the rear garden.



Kitchen/diner:



Kitchen/diner:



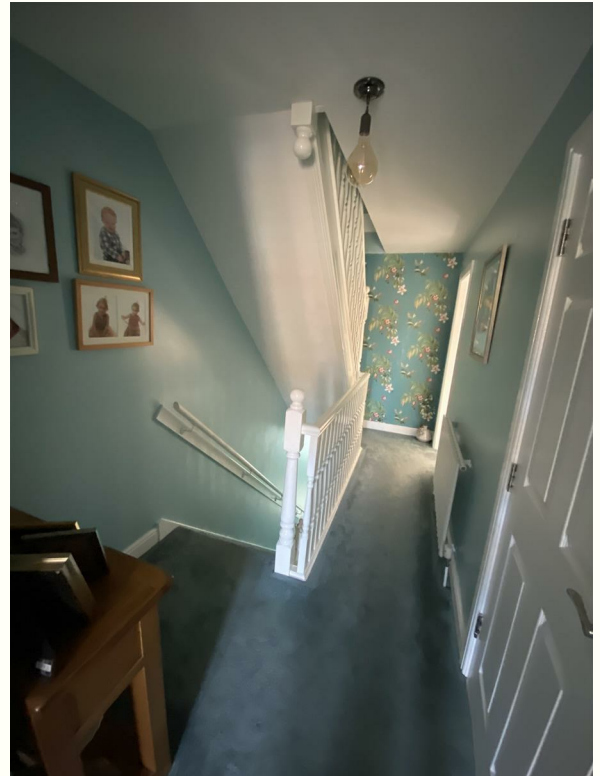
Kitchen/diner:



Staircase:

First floor landing:

Spindled balustrade. White modern wall mounted radiator. One double power point. Smoke alarm. Built-in cupboard housing the Fusion electric boiler.



bedroom no.1 rear double:

11'0" x 9'8" (3.35m x 2.95m)

Single panelled central heating radiator. Three double power points.



Bedroom no.1 rear double:



Bedroom no.2 front double:

14'4" x 11'0" (4.37m x 3.35m)

Single panelled central heating radiator. Three double power points.
Double Georgian windows.



Bedroom no.2 front double:



Bathroom:

Fitted with a white low level suite comprising: panelled bath, pedestal wash-hand basin with mixer tap and push button low flush W.C Electric shower over bath with glazed shower screen. Chrome ladder style radiator/towel radiator.

Ceiling down-lighters. Complimentary tiling. Ceramic tiled floor.



Bathroom:



Further stairs:



Bedroom no.3 attic:

18'1"max x 11'1"max (5.51mmax x 3.38mmax)

Single panelled central heating radiator. Three double power points. Two timber velux windows.



Bedroom no.3 attic:



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Bedroom no.3 attic:

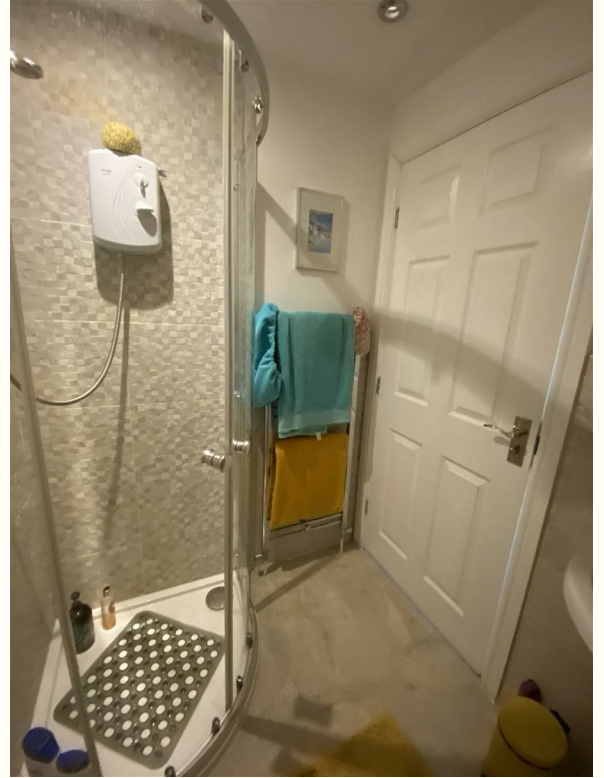


En-suite:

Fitted with a quadrant glazed shower compartment housing the electric shower. Pedestal wash-hand basin and push button low flush W.C. Modern chrome ladder style radiator/towel rail. Storage cupboard. Complimentary tiling. Ceramic tiled floor.



En-suite:



En-suite:

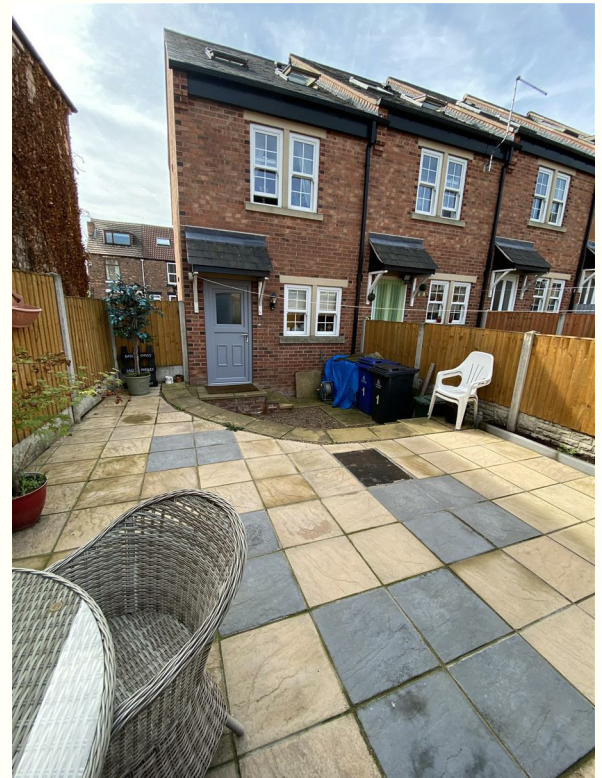


Exterior:

The front of the property there are step which lead to the front entrance door. The low maintained front garden is laid to pebbles and is bounded by brick walling. The enclosed and private rear garden is laid to flags and is bounded by timber fencing with concrete posts. Timber garden shed.



Exterior:



Tenure & possession freehold:

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water and drains are all connected to the property.

Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band B.

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Mortgages:

You may wish to take advantage of our sister company D J Cooke (Life & Pensions) Ltd who are INDEPENDENT FINANCIAL ADVISERS based in our Conisbrough office. D J Cooke's are able to give FREE independent advice on the whole of the mortgage market. Through their mortgage sourcing systems D J Cooke sare able to search through over 4000 mortgages from over 200 lenders in the UK to find you the most competitive and suitable mortgage based on your circumstances.

