

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



7 LOCKESLEY AVENUE
CONISBROUGH
DN12 3NU

OFFERS AROUND £155,000

- Semi-detached House
- Gas Central Heating
- Lounge
- Bathroom
- Council Tax Band A
- Three Bedrooms
- Upvc D.G Windows
- Kitchen/diner
- Front & Rear Gardens
- E.P.C Rating C

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:**Entrance:**

Georgian timber door with matching glazed side panel leads to:

Entrance hallway:

Spindled staircase leading off. Single panelled central heating radiator. Ceiling coving. Under-stairs storage cupboard.

Lounge:

13'3" x 11'11" (4.04m x 3.63m)

Two single panelled central heating radiators. One double power point. One single power point. Ceiling coving.

Kitchen/diner:

18'1"max x 10'3"max (5.51mmax x 3.12mmax)

Fitted with a range of beech shaker style wall and base units with stainless steel pillar handles. Further glazed units for display purposes. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under stainless steel electric oven. Stainless steel gas hob inset into granite effect work surfaces. Extractor fan above with light. Three double power points. Two single power points. Cooker point. Complimentary tiling. Laminate flooring.

Out-house:

Ground-floor high flush W.C. Two storage cupboards. Plumbed for automatic washing machine.

Staircase:**First floor landing:**

Window allowing natural light. Built-in cupboard housing the Ideal combination boiler which serves both the central heating and the domestic hot water supply.

Bedroom no.1 rear double:

11'5"max 11'4" (3.48mmax 3.45m)

Fitted with a range of built-in robes with hanging rail. Single panelled central heating radiator. One single power point.

Bedroom no.2 rear double:

11'4"max x 9'1"max (3.45mmax x 2.77mmax)

Single panelled central heating radiator. Two single power points. Built-in cupboard with hanging rail and storage above. Ceiling coving. Loft hatch

Bedroom no.3 front:

8'2" x 7'11" (2.49m x 2.41m)

Single panelled central heating radiator. One single power point. Built-in cupboard with shelving.

Bathroom:

Fully tiled to compliment the white panelled bath, pedestal wash-hand basin and push button low flush W.C. Laminate flooring.

Exterior:

A pedestrian gate to the front of the property gives access to the front garden which is predominately laid to lawn with borders of plants and shrubs and is bounded by timber fencing with concrete posts and privet hedging. The spacious rear garden is mainly laid to lawn with a selection of mature plants and shrubs and is bounded by privet hedging.



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 A.

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.

Exterior:**Exterior:**

Exterior:



Exterior:



Exterior:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	