

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



80 DENABY AVENUE
CONISBROUGH
DN12 3NR

OFFERS AROUND £135,000

- Semi-detached House
- G.C.H & Upvc D.G
- Kitchen/diner:
- Single Garage & Driveway
- Council Tax Band A
- Two Double Bedrooms
- Lounge
- Brick-built Lean-to
- Private rear Garden
- E.P.C Rating D

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Briefly comprising:

Entrance:

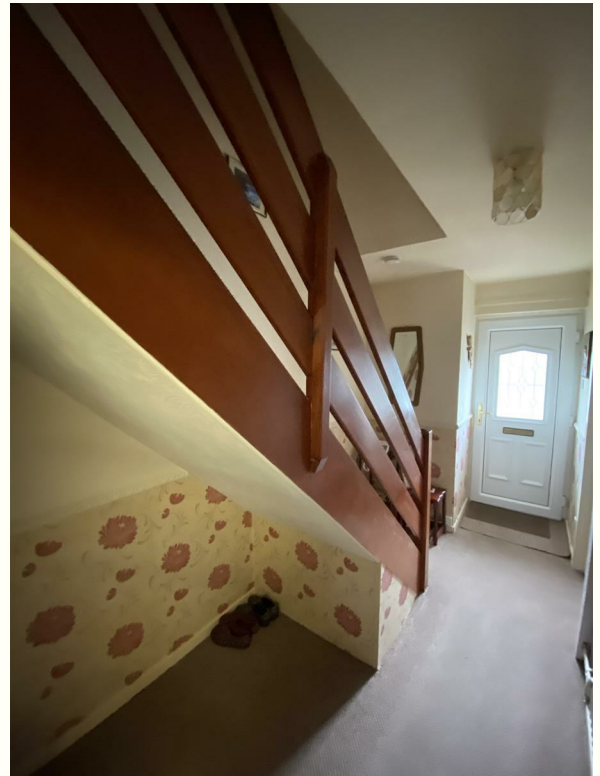
Upvc door leading to:

Entrance hallway:

Ranch style staircase leading off. Single panelled central heating radiator. One single power point. Telephone point. Dado rail. Smoke alarm.



Entrance hallway:



Lounge:

13'5"max x 11'2"max (4.09mmax x 3.40mmax)

The focal point of this room is the modern marble fire surround sat on a slightly raised marble hearth housing the log effect electric fire with stainless steel trim. Double panelled central heating radiator. One double power point. One single power point. Plaster ceiling rose. Ceiling coving.



Lounge:



Lounge:



Kitcehn/diner:

17'6"max x 9'9" (5.33mmax x 2.97m)

Fitted with a range of wall and base units. Single drainer stainless steel sink unit with mixer tap. Granite effect work surfaces. Extractor fan. Plumbed for automatic washing machine. double panelled central heating radiator. Two double power points. One single power point. Cooker point. Complimentary tiling. Glazed upvc door leads to:



Kitchen/diner:



Kitchen/diner:



Kitchen/diner:



Lean to:

13'8" x 5'8" (4.17m x 1.73m)

Brick-built with Upvc windows. Storage cupboard with power and light.
Half glazed Upvc door leads to the rear garden.



Lean to:



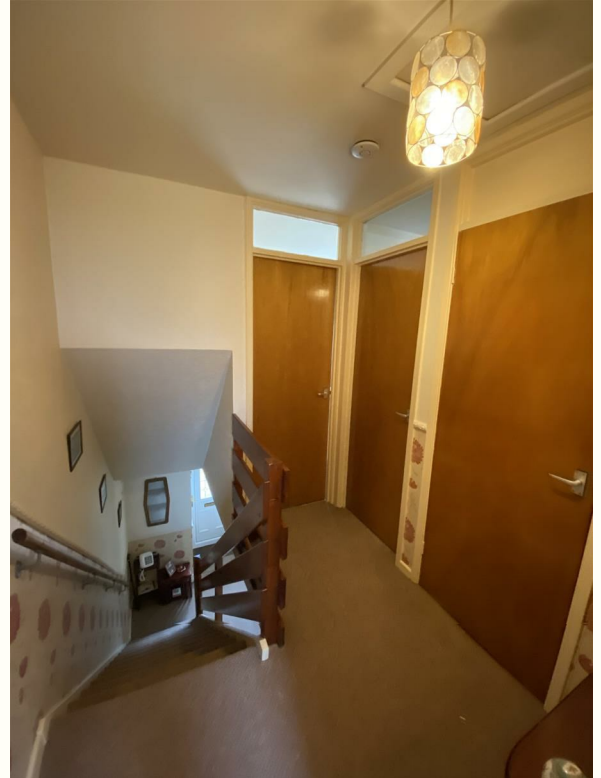
Staircase:

First floor landing:

Ranch style balustrade. Dado rail. Loft hatch. Built-in cupboard housing the Worcester combination boiler which serves both the central heating system and the domestic hot water supply.



First floor landing:



Bedroom no.1 front double:

12'2"exc robes x 10'2" (3.71mexc robes x 3.10m)

Fitted with a range of sliding door robes with hanging rail, shelving and one single power point. Single panelled central heating radiator. One single power point. Built-in cupboard for useful storage.



Bedroom no.1 front double:



Bedroom no.2 rear double:

13'2"max x 10'11" (4.01mmax x 3.33m)

Single panelled central heating radiator. Two single power points.



Bedroom no.2 rear double:



Bathroom:

Fully tiled to compliment the white panelled bath, pedestal wash-hand basin and low flush W.C. Triton electric shower over bath with rail and curtain. Double panelled central heating radiator. Double windows.



Exterior:

The front garden is mainly laid to pebbles with borders of plants and shrubs. A concrete driveway to the side of the property allows off-street parking and leads to the concrete sectional garage with up-and over door. The private and enclosed rear garden is predominately laid to lawn with a selection of well established plants, trees and shrubs and is bounded by timber fencing with concrete posts. timber garden shed.

**Exterior:****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 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.

