

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



38 OLD ROAD
CONISBROUGH
DN12 3LZ

REDUCED TO £169,995

- Recently Refurbished
- Three Bedroom
- Lounge
- Modern Bathroom
- Council Tax Band A
- Mid Town House
- G.C.H & Upvc D.G
- Breakfast Kitchen
- Spacious Rear Garden
- E.P.C Rating C

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR

Registered in England No. 01758008

TELEPHONE (01709) 864414/863318 ~ FAX (01709) 868600

www.dunstanproperty.co.uk E.MAIL: info@dunstanproperty.co.uk



Briefly comprising:

Entrance:

Composit door leading to:

Entrance hallway:

Spindled staircase leading off. Single panelled central heating radiator. One double power point.



Ground floor W.C:

Fully tiled and fitted with a low flush W.C with wash-hand basin above with mixer tap. Ceiling down-lighter. Window allowing natural light. Ceramic tiled floor.



Ground floor W.C:



Lounge:

13'10"max x 11'5"max (4.22mmax x 3.48mmax)

Double panelled central heating radiator. Four double power points. One single power point. Double windows.



Lounge:



Breakfast kitchen:

19'4" x 10'10" (5.89m x 3.30m)

Fitted with a range of white high gloss wall and base units. 1.1/2 bowl granite effect sink unit with mixer tap. Tall unit housing the Cooke & Lewis electric oven. Centre island fitted with the Cooke & Lewis induction hob. Cooke & Lewis stainless steel chimney style extractor fan with light. Solid oak patterned work surfaces. Integrated washing machine. Integrated fridge and freezer. Integrated dishwasher. Granite double radiator. Three double power points plus those concealed serving the electrical appliances. Ceiling down lighters. Complimentary tiling. High gloss ceramic tiled floor. Double Upvc doors with matching glazed side panels leading to the rear garden.



Breakfast kitchen:



Breakfast Kitchen:



Breakfast kitchen:



Breakfast kitchen:

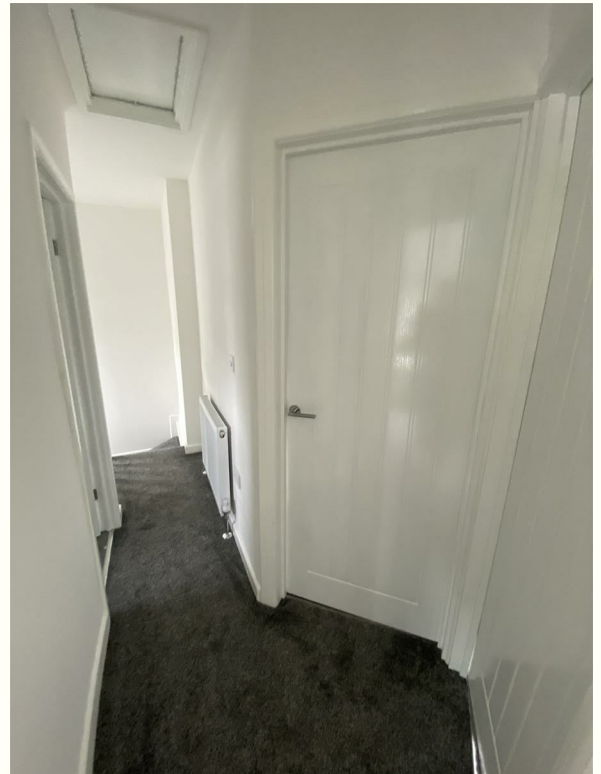


Staircase:

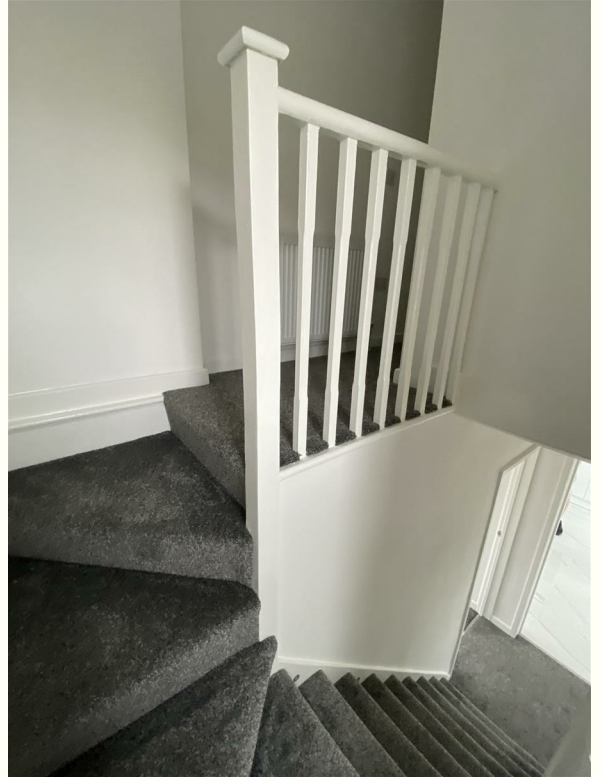
Dog-leg staircase. Built-in cupboard housing the Glow-worm combination boiler which serves both the central heating system and the domestic hot water supply. Window allowing natural light.

First floor landing:

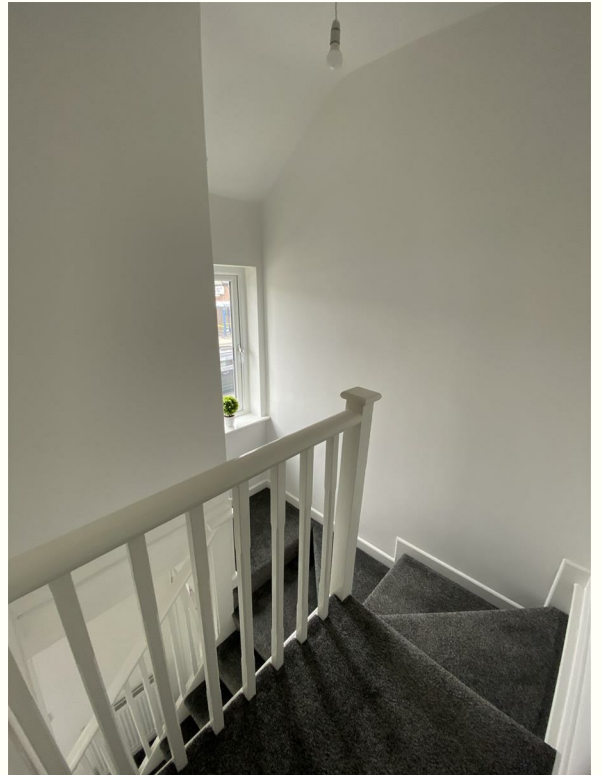
Spindled balustrade. Single panelled central heating radiator. One double power point. Loft hatch.



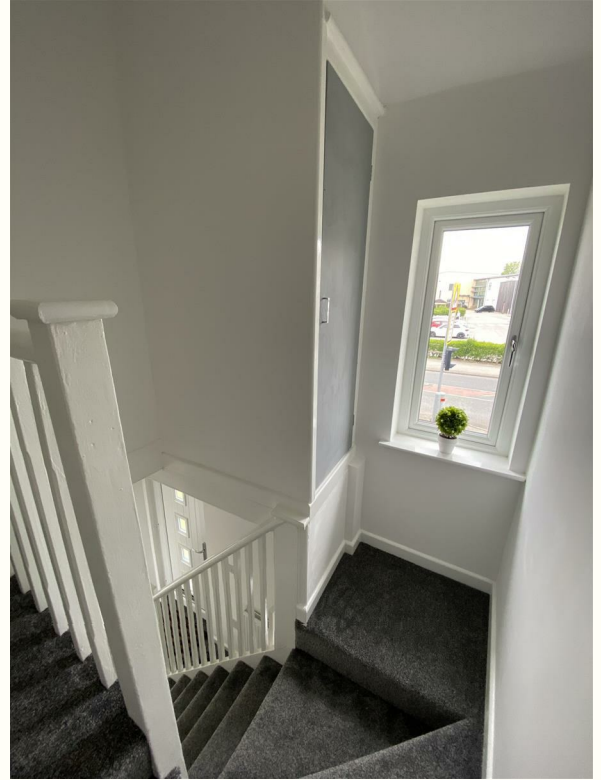
First floor landing:



First floor landing:



First floor landing:



Bedroom no.1 rear double:

12'10"max 10'10"max (3.91mmax 3.30mmax)

Double panelled central heating radiator. Three double power points. Ceiling down-lighters. Built-in cupboard for useful storage.



Bedroom no.1 rear double:



Bedroom no.2 rear double:

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

Double panelled central heating radiator. Three double power points.



Bedroom no.2 rear double:



Bedroom no.2 rear double:



Bedroom no. 3 front:

10'9" x 8'3" (3.28m x 2.51m)

Double panelled central heating radiator. Two double power points.



Bedroom no.3 front:



Bathroom:

8'6"max x 5'6"max (2.59mmax x 1.68mmax)

Fully tiled and fitted with a white panelled bath with shower mixer tap over bath, vanity wash-hand basin with mixer tap and concealed cistern low flush W.C with soft close seat. Glazed shower screen., Modern chrome ladder style radiator/towel rail. Extractor fan. Ceiling down-lighters. Ceramic tiled floor.



Bathroom:



Bathroom:



Exterior:

A shared wrought iron pedestrian gate gives access to the small front garden which is bounded by timber fencing with concrete posts. A shared passage-way to the side of the property gives access to the spacious rear garden which is predominately laid to lawn with a gravelled patio area, bounded by timber fencing with concrete posts.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



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.

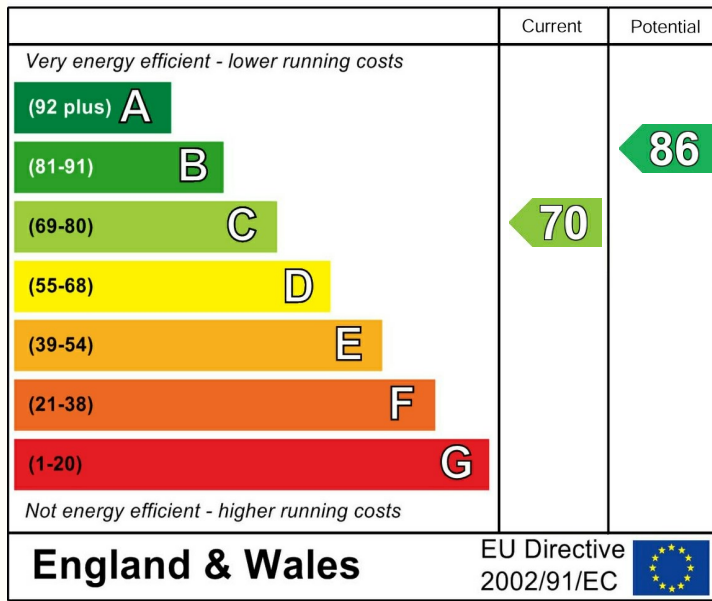
Making an offer:

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

