

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



8 CALDER TERRACE
CONISBROUGH
DN12 3DP

OFFERS AROUND £105,000

- Mid Terraced House
- Gas Central Heating
- Lounge
- Bathroom & Separate W.C
- Council Tax Band A
- Three Bedrooms
- UPVC Double Glazing
- Separate Dining Room
- Front & Rear Gardens
- E.P.C. Rating D

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Briefly comprising:

Entrance:

Upvc entrance door leading to:

Lounge:

14'4" x 12'2" (4.37m x 3.71m)

The focal point of this room is the fire surround with marble back plate and slightly raised marble hearth housing the pebble effect gas fire with stainless steel trim and fender. Double panelled central heating radiator. Two double power points. Plaster ceiling rose. Ceiling coving. Laminate flooring.



Lounge:



Lounge:



Dining room:

11'11" x 9'0" (3.63m x 2.74m)

Single panelled central heating radiator. One single power point. Dimmer switch. Laminate flooring.

**Cellar:**

With power and light.

Kitchen:

8'5" x 6'11" (2.57m x 2.11m)

Fitted with a range of cream high gloss wall and base units. Single drainer stainless steel sink unit with mixer tap. Built-under electric oven. Ceramic hob inset into wood effect work surfaces. Stainless steel extractor fan above with light. Integrated fridge/freezer. Plumbed for automatic washing machine. Three double power points plus those concealed serving the electrical appliances. Ceiling down-lighters. Twin aspect windows. Upvc door leading to:



Kitchen:



Rear porch:

Half brick-built and timber windows. Composite door leading to the rear garden.



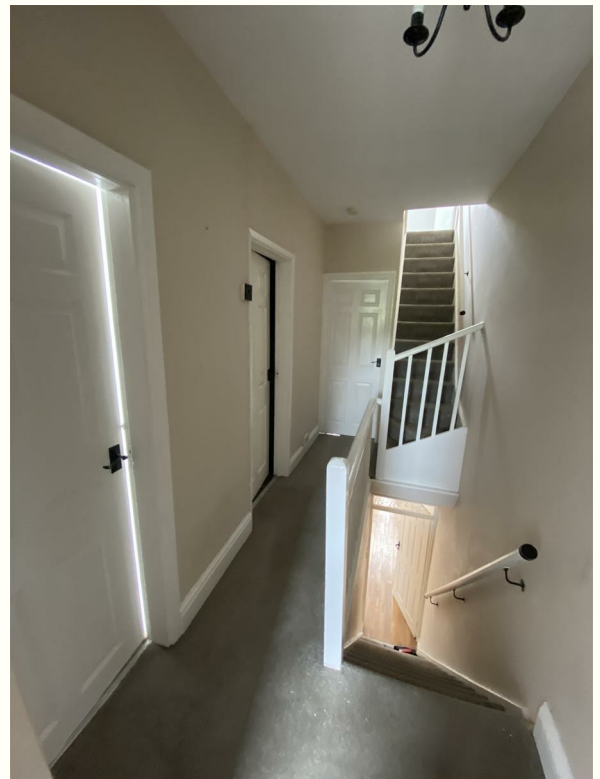
Rear porch:



Staircase:

First floor landing:

Spindled balustrade. One double power point. Smoke alarm.



Bedroom no.1 front double:

13'11" x 9'8" (4.24m x 2.95m)

Fitted with a double robe with sliding mirrored doors and hanging rail housing the combination boiler which serves both the gas central heating and the domestic hot water supply. Single panelled central heating radiator. Three double power points. Dado rail. Ceiling covings.



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.2 rear:

8'5" x 6'11" (2.57m x 2.11m)

Single panelled central heating radiator. Two double power points. Dado rail. Ceiling coving.

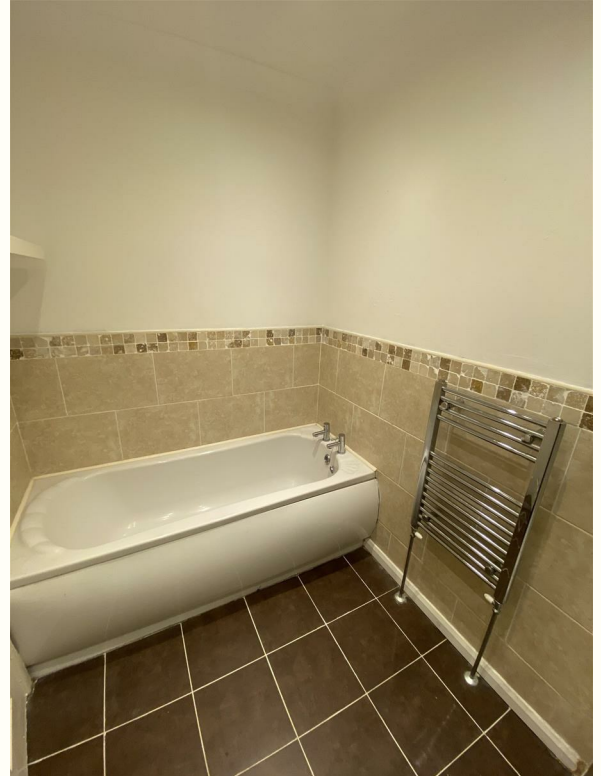


Bathroom:

Fitted with a shell design lo level suite comprising: panelled bath, vanity wash-hand basin with mixer tap. Separate quadrant glazed shower compartment housing the electric shower. Modern chrome ladder style radiator/towel rail. Ceiling down-lighters. ceiling coving. Complimentary tiling. Ceramic tiled floor.



Bathroom:



Separate W.C:

Fitted with a shell design low flush W.C. Window allowing natural light.
Ceramic tiled floor.

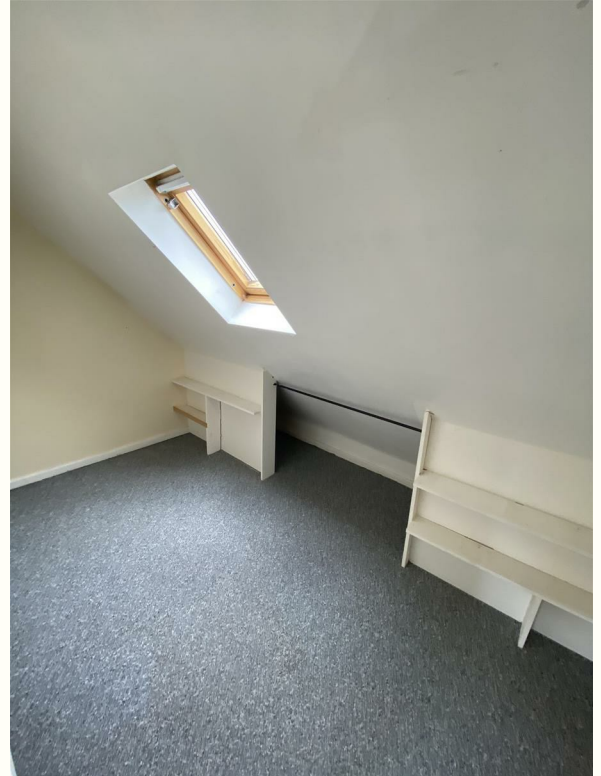


Further stairs:

Bedroom no.3 attic:

14'9"max x 12'3"max (4.50mmax x 3.73mmax)

Double panelled central heating radiator. One single power point. T.V aerial point. Window allowing natural light. Door leading to:



Bedroom no.3 attic:



Bedroom no.3 attic:



Dressing area/storage:

12'1" x 8'2"max (3.68m x 2.49mmax)

One double power point. Down-lighters. Timber velux window.

Exterior:

A wrought iron pedestrian gate gives shared access to the front garden which is mainly laid to grey slate chippings and is bounded by brick walling and timber fencing with concrete posts. The rear elevation is laid to decking with steps leading to a lower tier laid to artificial turf and is bounded by timber fencing. Security lighting. Courtesy garden tap. Timber pedestrian gate leads to the rear service road.



Exterior:



Tenure & possession freehold:

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

Services:

Mains gas, electricity, water meter 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.

