

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



27 OAK GROVE
CONISBROUGH
DN12 2HL

OFFERS AROUND £125,000

- Semi-detached house
- Gas Central Heating
- Lounge
- Off-street parking
- Three Bedroomed
- UPVC Double Glazing
- Fitted Kitchen
- Energy Performance Rating D

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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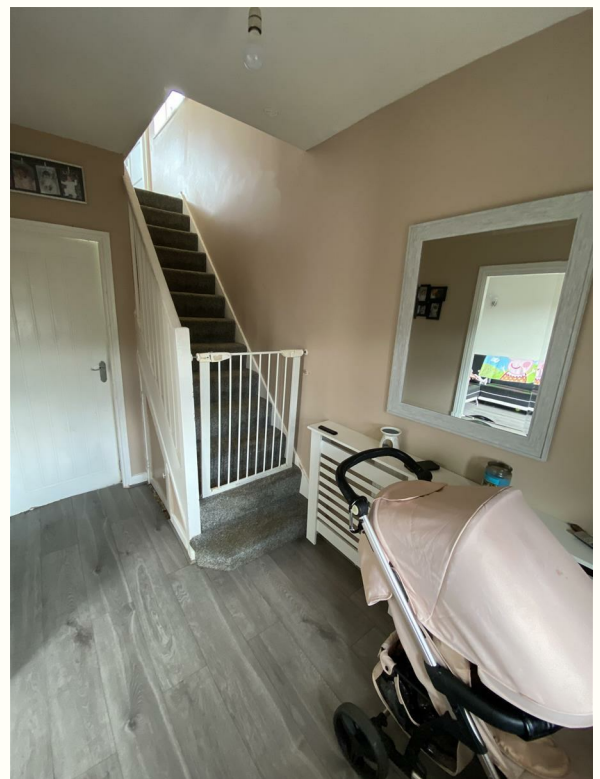
Briefly Comprising:

Entrance:



Entrance Hallway:

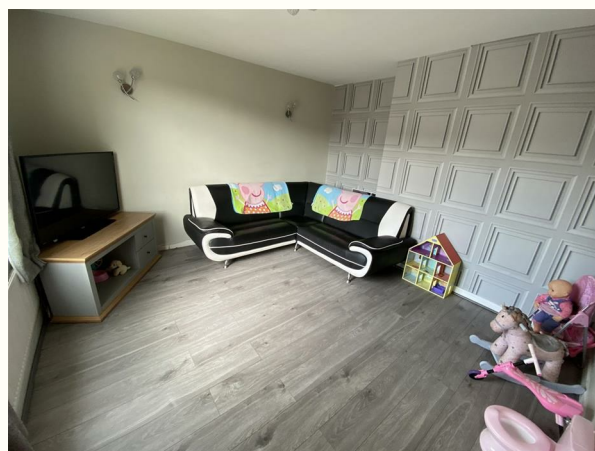
UPVC door with matching side panel. Spindled staircase lading off. Under-stairs storage cupboard. Single panelled central heating radiator. Laminate flooring.



Lounge:

13'3" max x 12'7" max (4.04m max x 3.84m max)

Single panelled central heating radiator. Wall lights. Two double power points. Laminate flooring.

**Lounge:****Kitchen:**

13'8" max x 12'7" max (4.17m max x 3.84m max)

Fitted with a range of shaker style wall and base units. 1 1/2 bowl stainless steel sink unit with mixer tap. Built-under electric oven and Beko Ceramic hob inset into wood effect work surfaces. Stainless steel and glass canopy extractor fan above. Plumbed for automatic washing machine. Three double power points. Two single power points plus cooker point. Understairs storage cupboard housing the Ideal combination boiler which serves both the central heating system and the hot water supply.



Kitchen:



Kitchen:



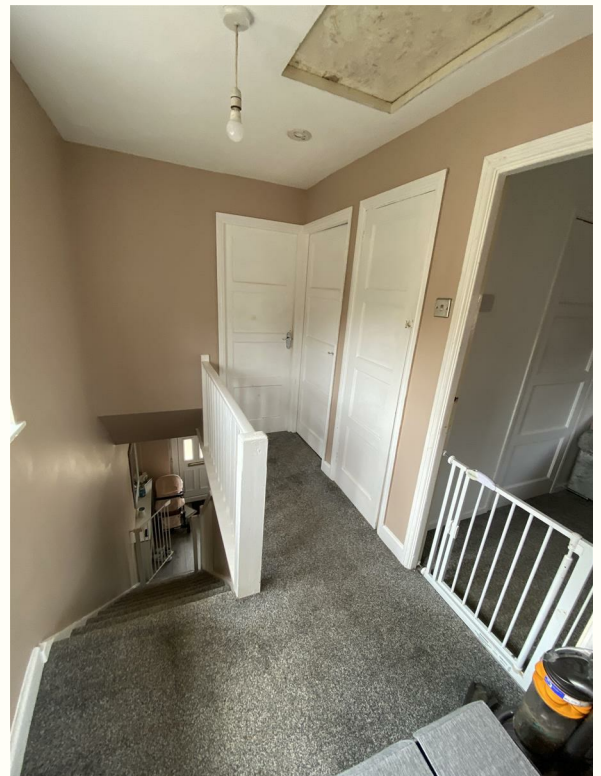
Outhouse:

10'2" x 5'11" (3.10m x 1.80m)

Upvc door leading to the rear garden. Two double power points.

First-floor landing:

Spindled balustrade. Window allowing natural light. Built-in cupboard for useful storage.



Bedroom no 1 front double:

12'11" max x 11'4"max (3.94m max x 3.45mmax)

Single panelled central heating radiator. Two double power points. Built-in cupboard with hanging rail.



Bedroom no 2 rear double:

12'11" max x 9'9"max (3.94m max x 2.97mmax)

Single panelled central heating radiator. Two double power points.



Bedroom no 2:



Bedroom no 3 front:

8'5" x 8'2" (2.57m x 2.49m)

Single panelled central heating radiator. Two double power point.

**Bathroom:**

Fitted with a white suite comprising; panelled bath, pedestal wash-hand basin and low flush push button W.C. Shower over bath with rail and curtain. Chrome ladder/towel radiator. Complimentary tiling.

**Exterior:**

The front of the property is laid to block paving to allow off-street parking and is bounded by brick walling with inset brick lighting. There is a higher tier that is bounded by wrought iron railings. A shared driveway gives access to the rear garden which has a flagged patio area and a raised decked area with spindled balustrade, Timber garden shed.



Exterior:**Exterior:****Tenure & Possession:**

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.

Viewings:

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.

