

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



69 BUCKINGHAM ROAD
CONISBROUGH
DN12 3DG

OFFERS AROUND £145,000

- End Town House
- Gas Central Heating
- Lounge
- Shower Room
- Council Tax Band A
- Three Bedrooms
- Upvc D.G Windows
- Kitchen
- Private Rear Garden
- E.P.C Rating C

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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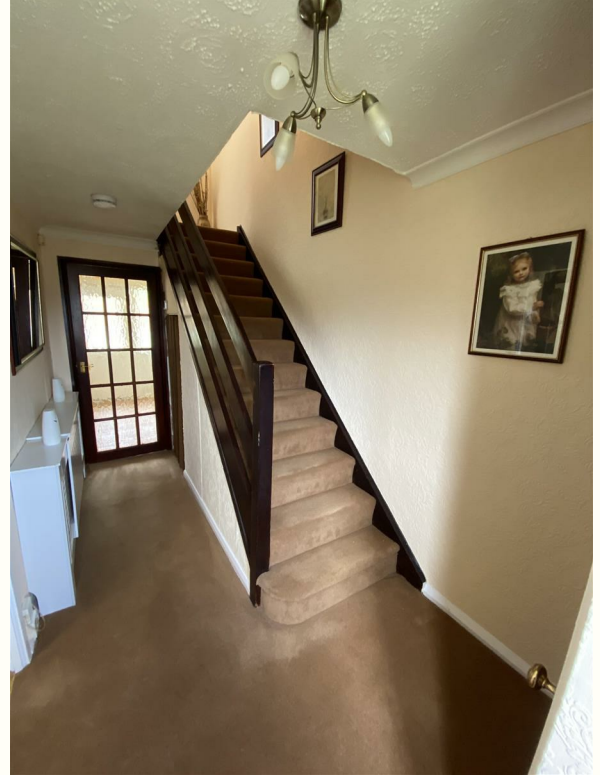
Briefly comprising:

Entrance:

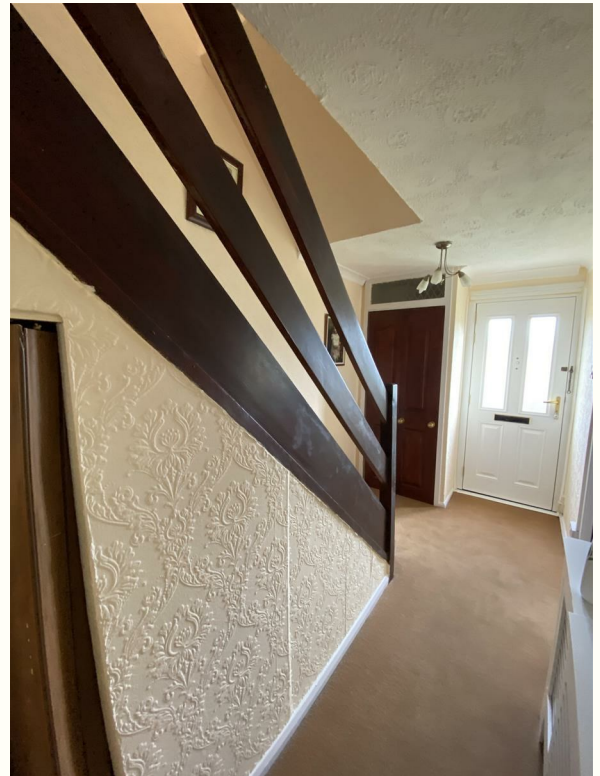
Composite door leading to:

Entrance hallway:

Staircase leading off. Single panelled central heating radiator. One double power point. Telephone point. Under-stairs storage cupboard.



Entrance hallway:



Lounge:

13'1" x 12'6" (3.99m x 3.81m)

The focal point of this room is the timber fire surround housing the coal effect electric fire with brass trim and fender. Single panelled central heating radiator. Three double power points. T.V aerial point. Ceiling coving.



Lounge:



Lounge:



Kitchen:

18'11" x 9'9" (5.77m x 2.97m)

Fitted with a range of wall and base units incorporating wine rack. Further glazed wall units for display purposes. Acrylic single drainer sink unit with mixer tap. inset in to wood effect work surfaces. Glass and stainless steel canopy extractor fan. Integrated fridge. Two integrated freezers. Plumbed for automatic washing machine. Double panelled central heating radiator. Four double power points plus those concealed serving the electrical appliances. Cooker point. Built-in cupboard for useful storage. Complimentary tiling. Half glazed composite door with half glazed matching side panel leading to the rear garden.



Kitchen:



Kitchen:

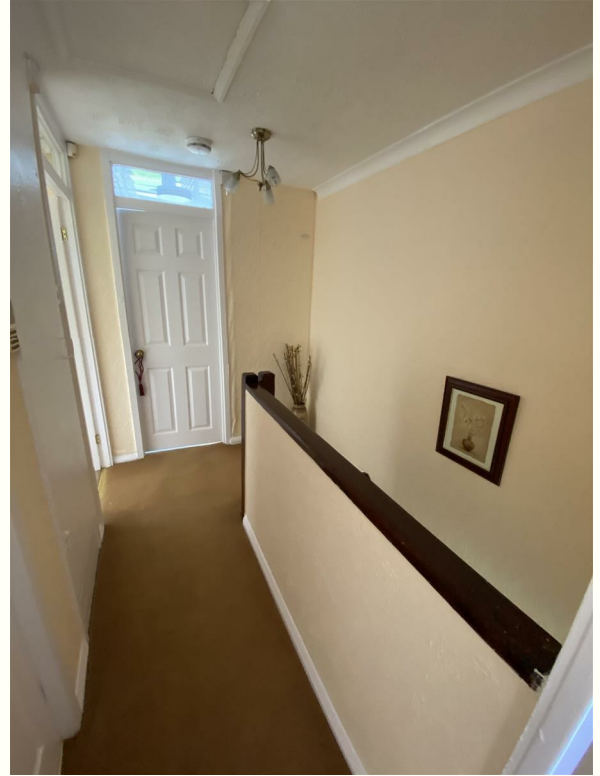


Staircase:

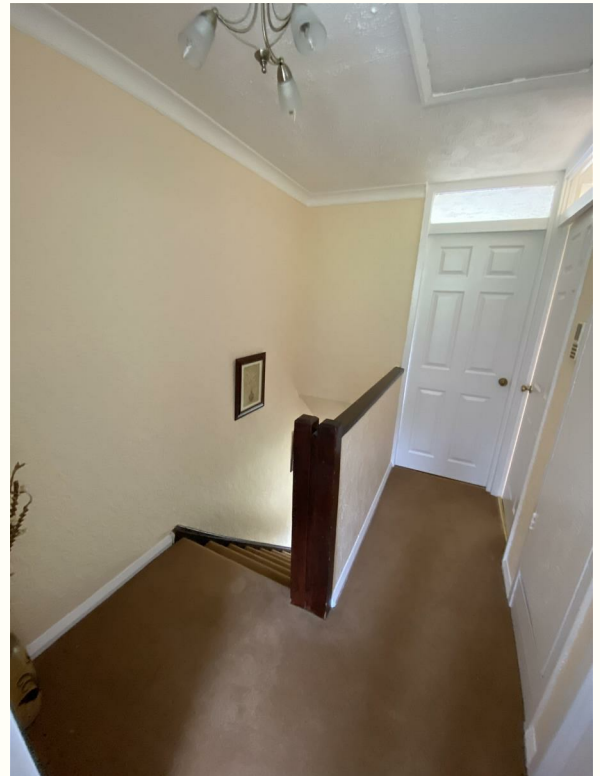
Ranch style balustrade.

first floor landing:

Built-in cupboard housing the Baxi combination boiler which serves both the central heating system and the domestic hot water supply. Ceiling coving. Loft hatch.



first floor landing:



Bedroom no.1 front double:

12'8"max x 12'0"max (3.86mmax x 3.66mmax)

Single panelled central heating radiator. Two double power points. Telephone point. Ceiling coving.



Bedroom no.1 front double:



Bedroom no.2 rear double:

10'10"min x 9'1"max (3.30min x 2.77mmax)

Single panelled central heating radiator. One double power point. One single power point. Ceiling coving. Dado rail.



Bedroom no.2 rear double:



Bedroom no.3 front:
9'2" x 7'10" (2.79m x 2.39m)

Single panelled central heating radiator. One double power point.



Bedroom no.3 front:



Shower room:

Fully tiled to compliment the glazed shower compartment housing the electric shower. Pedestal wash-hand basin and low flush W.C. Single panelled central heating radiator. Extractor fan.



Shower room:



Exterior:

The front garden is open plan and laid to lawn. a timber gate adjacent to the side of the property gives access to the rear garden which is laid to artificial turf with a flagged patio area and is bounded by timber fencing with concrete posts. Timber gate leads on to the rear service path.



Exterior:



Exterior:



View:**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.

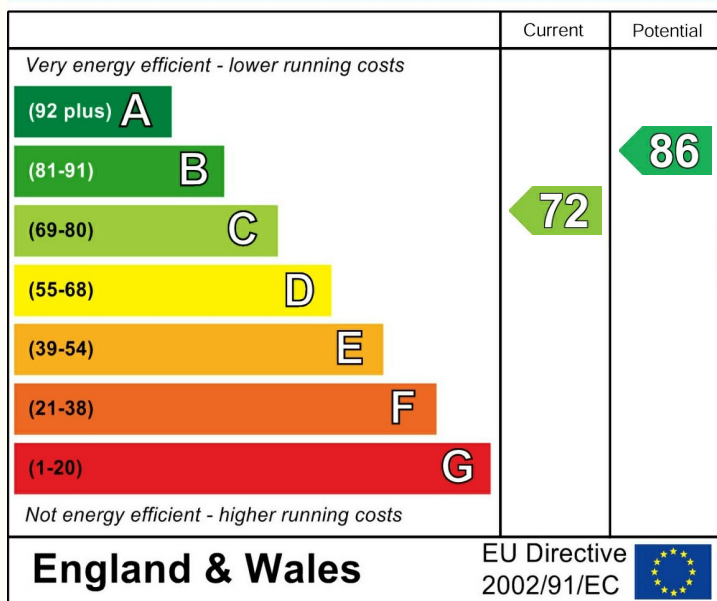
Making an offer:

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

