

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



27 MARCH VALE RISE
CONISBROUGH
DN12 2EW

OFFERS AROUND £220,000

- Semi-detached House
- G.C.H & Upvc D.G
- Separate Dining Room
- Bathroom & Sep W.C
- E.P.C Rating D
- Three Bedrooms
- Lounge
- Kitchen
- Private Rear Garden & Garage
- Council Tax Band B

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Briefly comprising:

Entrance:

Upvc entrance door leading to:

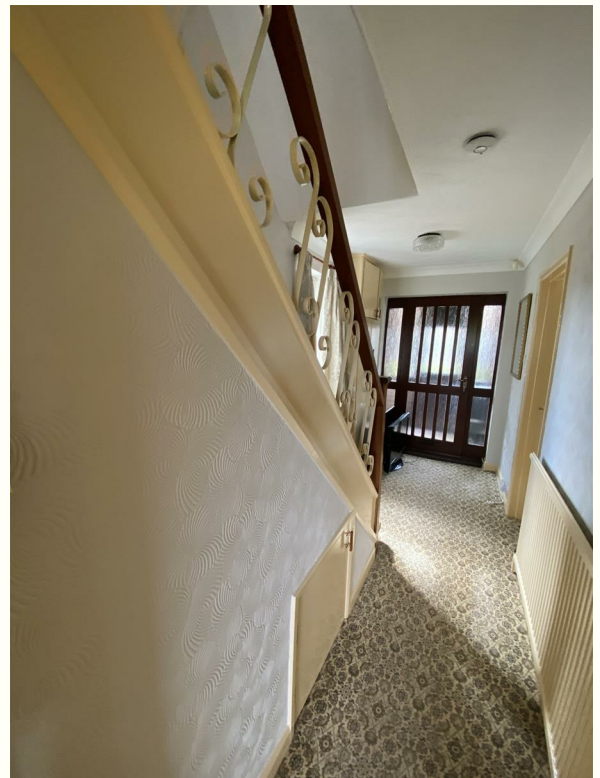
Storm porch:

Twin aspect windows. Timber door leading to:

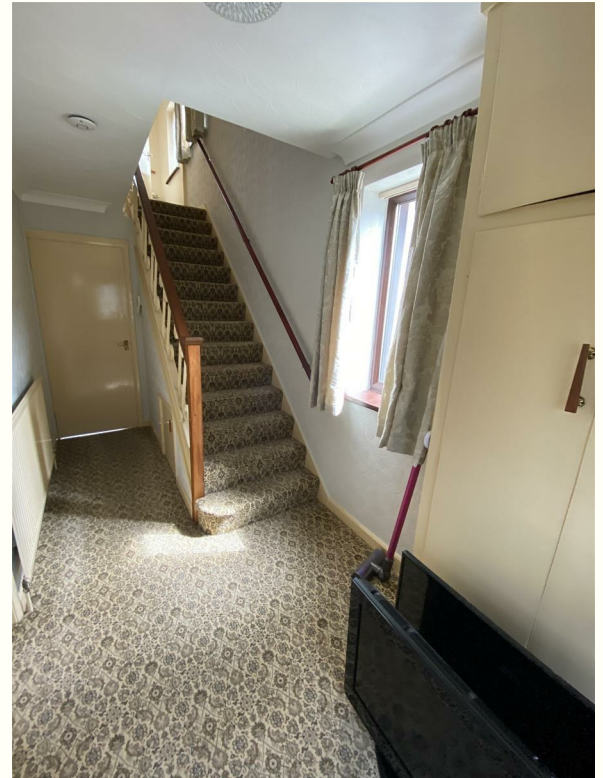


Entrance hallway:

Wrought iron and timber spindled staircase leading off. Single panelled central heating radiator. One double power point. Smoke alarm. Built-in storage cupboard. Under-stairs storage cupboard. Window allowing natural light.



Entrance Hallway:



Lounge:

15'10" x 12'2"max (4.83m x 3.71mmax)

Double panelled central heating radiator. Three double power points. Ceiling coving. Sliding doors leading to:



Lounge:



Dining room:

9'7"x 9'6" (2.92mx 2.90m)

Double panelled central heating radiator. One double power point. Ceiling coving. Upvc sliding doors leading to the rear garden.



Dining room:



Dining room:



Kitchen:

12'0" max x 8'7" (3.66m max x 2.62m)

Fitted with a range of wall and base units. Single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Double panelled central heating radiator. Under-stairs storage cupboard/pantry with window allowing natural light. Complimentary tiling.



Kitchen:

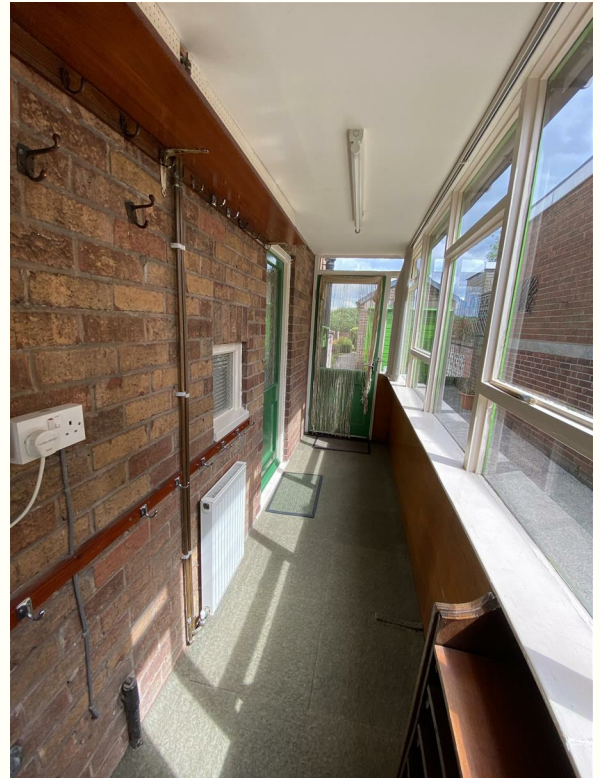


Kitchen:



Side porch:

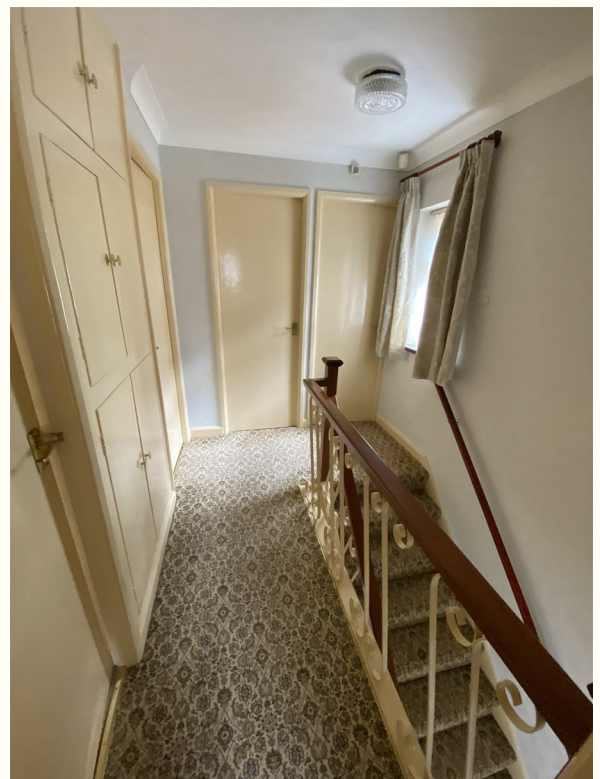
Double panelled central heating radiator. Wall mounted Baxi combination boiler which serves both the central heating system and the domestic hot water supply.



Staircase:

First floor landing:

Wrought iron and timber balustrade. Ceiling coving. Built-in cupboard for useful storage. Window allowing natural light. Loft hatch. Smoke alarm.



First floor landing:



Bedroom no.1 front double:

15'10"max x 12'2"max (4.83mmax x 3.71mmax)

Double panelled central heating radiator. One double power point. Two single power points. Ceiling coving. Dado rail.



Bedroom no.1 front double:



Bedroom no.2 rear double:

12'1"max x 9'7"max (3.68mmax x 2.92mmax)

Single panelled central heating radiator. One double power point. One single power point.



Bedroom no.2 rear double:



Bedroom no.3 front:

9'2"max x 8'2"max (2.79mmax x 2.49mmax)

Single panelled central heating radiator. One double power point. Two built-in cupboards for useful storage.



Bedroom no.3 front:



Bedroom no.3 front:



Bathroom:

Fully tiled to compliment the champagne twin hand-grip panelled bath and pedestal wash-hand basin. Electric shower over bath with rail and curtain. Single panelled central heating radiator.

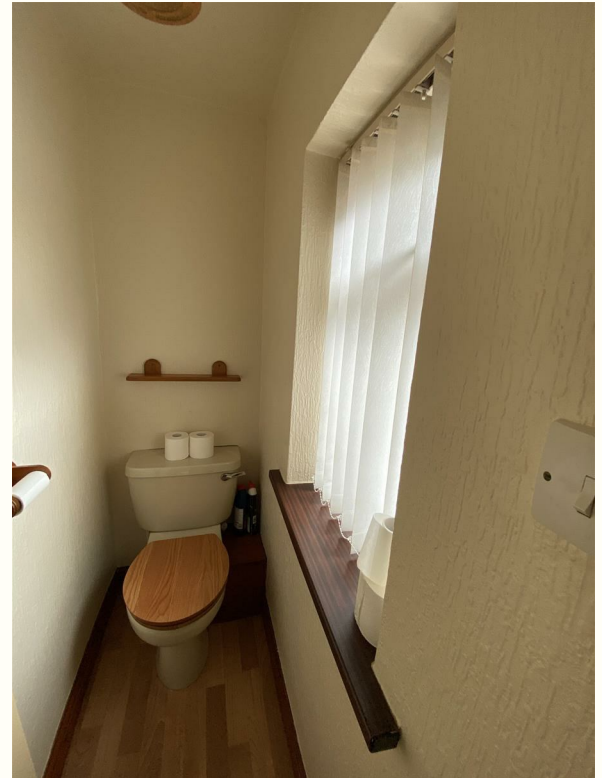


Bathroom:



Separate W.C:

Fitted with a champagne low flush W.C. Window allowing natural light.



Exterior:

The front of the property has a concrete driveway which allows off-street parking, the concrete driveway extends past the side of the property and leads to the single garage with apex roof, up-and-over door, power and light. The front garden is mainly laid to pebbles with a selection of mature plants and shrubs and is bounded by brick walling. The spacious and private rear garden is mainly laid to lawn with with a flagged patio area and a selection of well established plants and shrubs and is bounded by timber fencing with concrete posts. Courtesy garden tap.



Exterior:



Exterior:



Exterior:



Exterior:



Eterior:



Exterior:



View:



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 B.

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	