

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**28 RIVERSIDE CLOSE**  
**CONISBROUGH**  
**DN12 3GA**

**OFFERS AROUND £189,995**

- Semi-detached House
- Gas Central Heating
- Lounge
- Conservatory
- Council Tax Band B
- Three Bedrooms
- Upvc D.G
- Recently Fitted Kitchen
- Enclosed Rear Garden
- E.P.C Rating C

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
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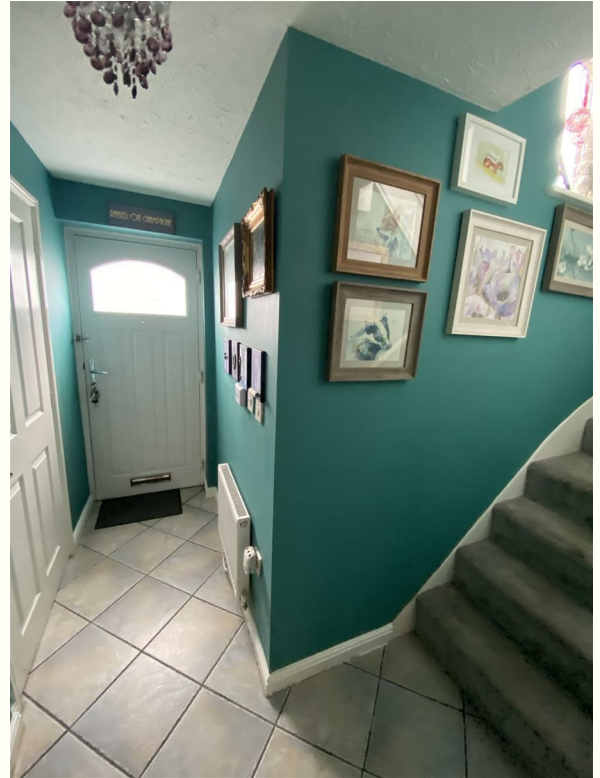
**Briefly comprising:**

**Entrance:**

New composite front entrance door with etched glazed light to the top leading to:

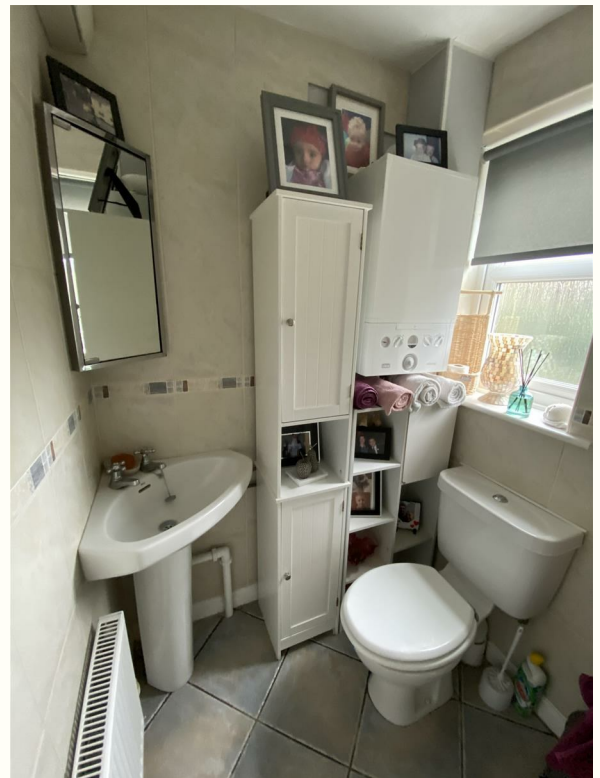
**Entrance hallway:**

Dog-leg staircase leading off. Single panelled central heating radiator. One single power point. Under-stairs storage cupboard. Smoke alarm. Ceramic tiled floor.



**Ground floor cloak room:**

Fitted with a push button low flush W.C and corner pedestal wash-hand basin. Single panelled central heating radiator. Fully tiled. New Ideal wall mounted combination boiler which serves both the central heating system and the domestic hot water supply. Window allowing natural light. Ceramic tiled floor.



**Lounge:**

15'9" x 9'4" (4.80m x 2.84m)

The focal point of this room is the marble fire surround housing the coal effect electric fire. Single panelled central heating radiator. Two double power points. One single power point. T.V aerial point. French doors leading to the rear garden.



**Lounge:**



**Lounge:**



**Kitchen:**

*12'5" x 11'0"max (3.78m x 3.35mmax)*

Recently fitted kitchen comprising of cream high gloss wall and base units. Pull out larder unit. Pull out pan storage. Built-in Lamona electric oven with matching microwave above inset into wall unit. Five ring wok burner gas hob inset into wood effect work surfaces. Glass splash back. Solid wood decorative shelving with lighting. Integrated fridge/freezer. Integrated dishwasher. Integrated washer/dryer. Double panelled central heating radiator. Three double power points plus those concealed serving the electrical appliances. Ceramic tiled floor. Door leading to:



**Kitchen:**



**Kitchen:**



**Kitchen:**



**Kitchen:**



**Conservatory:**

Brick-built dwarf wall, Upvc windows and insulated ceiling. Wall mounted low energy electric heater. Three double power points. Ceramic tiled floor. Upvc doors lead to the rear garden.

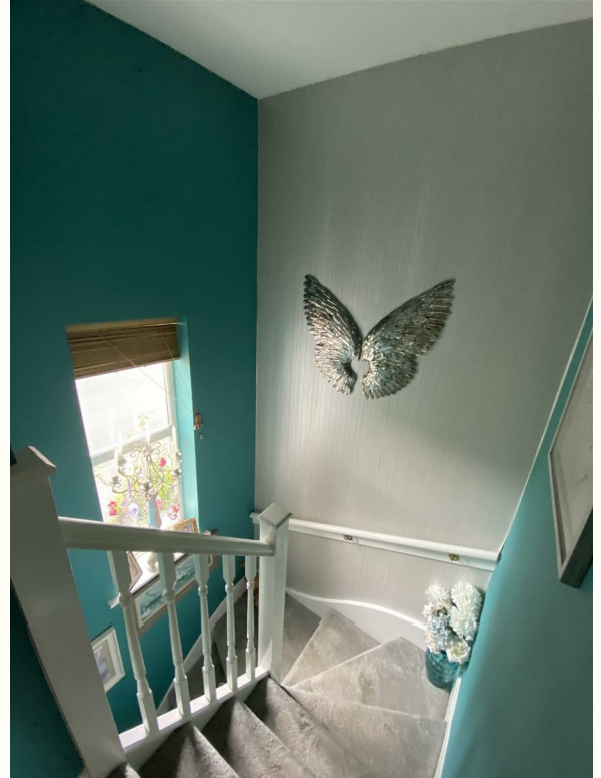


**Conservatory:**



**Staircase:**

Dog-leg staircase. Spindled balustrade. Window allowing natural light.



**First floor landing:**

Single panelled central heating radiator. One single power point.

**Bedroom no.1 rear double:**

12'3" x 9'7" (3.73m x 2.92m)

Single panelled central heating radiator. Two double power points. T.V aerial point. Loft hatch with ladder leading to the boarded out loft.



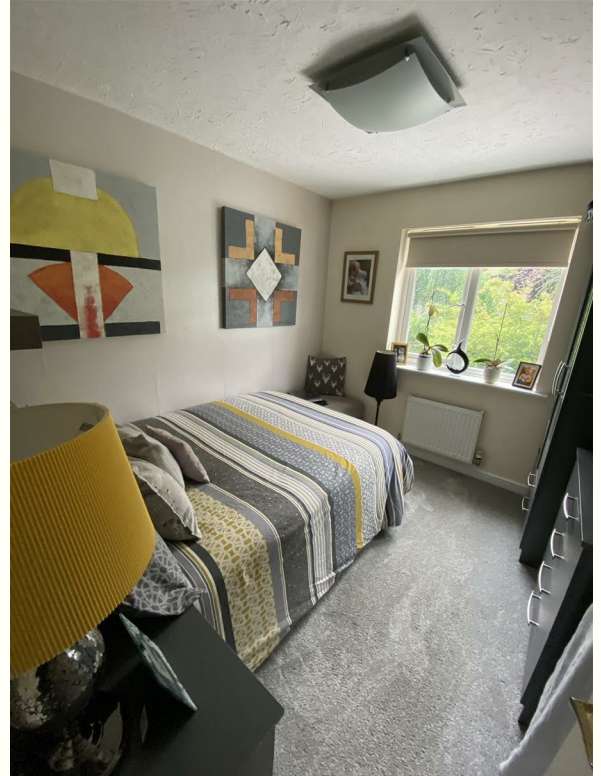
**Bedroom no.1 rear double:**



**Bedroom no.2 rear:**

9'7" x 8'5" (2.92m x 2.57m)

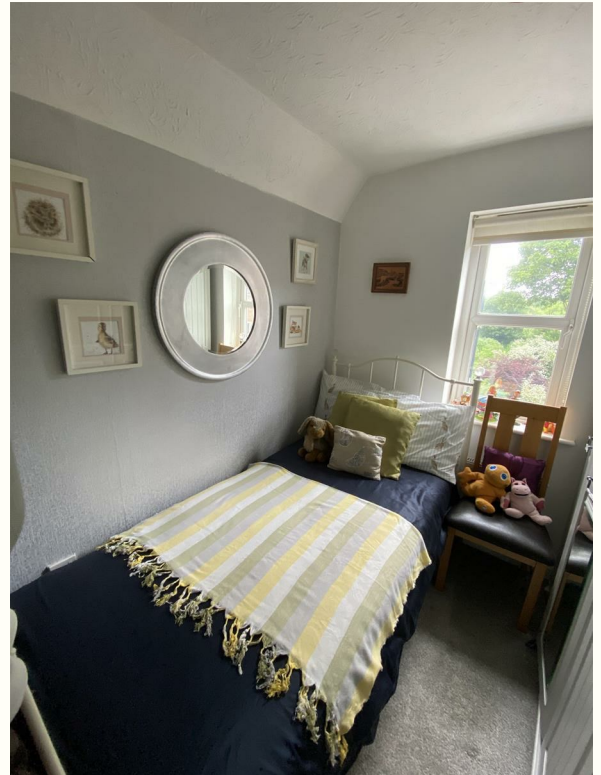
Single panelled central heating radiator. One double power point. One single power point.



**Bedroom no.3 front:**

8'0" x 7'2" (2.44m x 2.18m)

Single panelled central heating radiator. One double power point. One single power point. Built-in cupboard for useful storage.





**Bathroom:**

Fully tiled to compliment the white low level suite comprising; panelled bath, vanity wash-hand basin and concealed cistern low flush W.C. New water fed shower over bath with glazed shower screen. Extractor fan. Ceramic tiled floor.



**Exterior:**

The small front garden is open plan and has a selection of well established plants and shrubs. Double wrought iron gates gives access to the rear garden and allows off-street parking if desired. The private and enclosed landscaped rear garden has a selection of well established plants and shrubs and is bounded by timber fencing. Timber summer house. Courtesy garden tap. External power point.



**Exterior:**



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



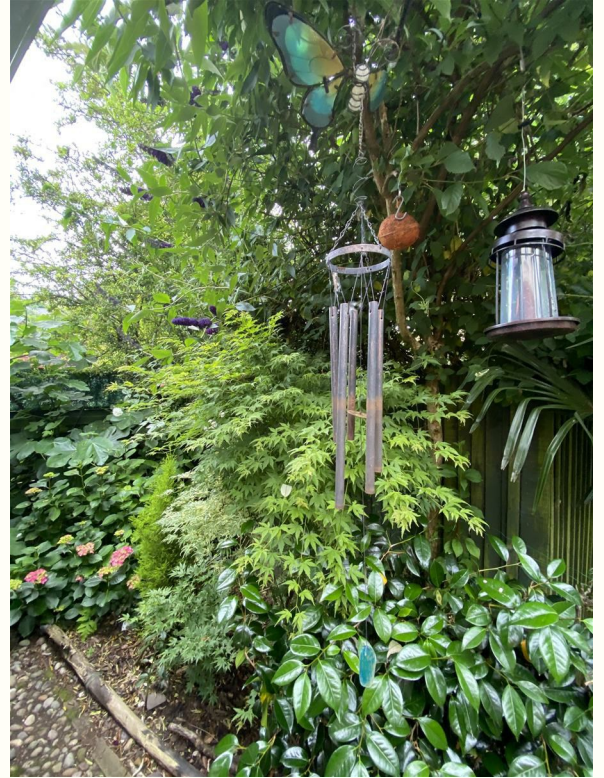
Exterior:



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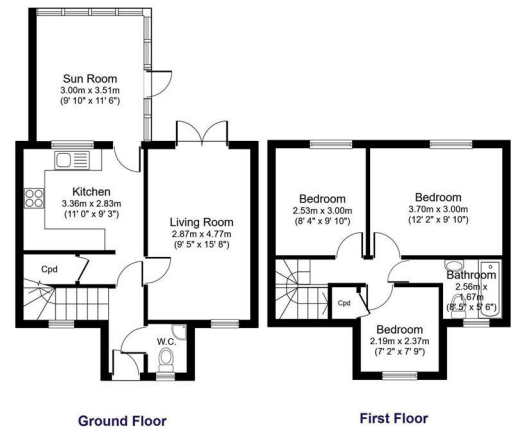


Front View:



**Floor-plan:**

28, Riverside Close, Conisbrough, DONCASTER,  
DN12 3GA  
Total floor area 77.9 sq.m. (839 sq.ft.) approx



Floor plans are for identification purposes only.  
All measurements are approximate.

Created using Vision Publisher™

**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:**

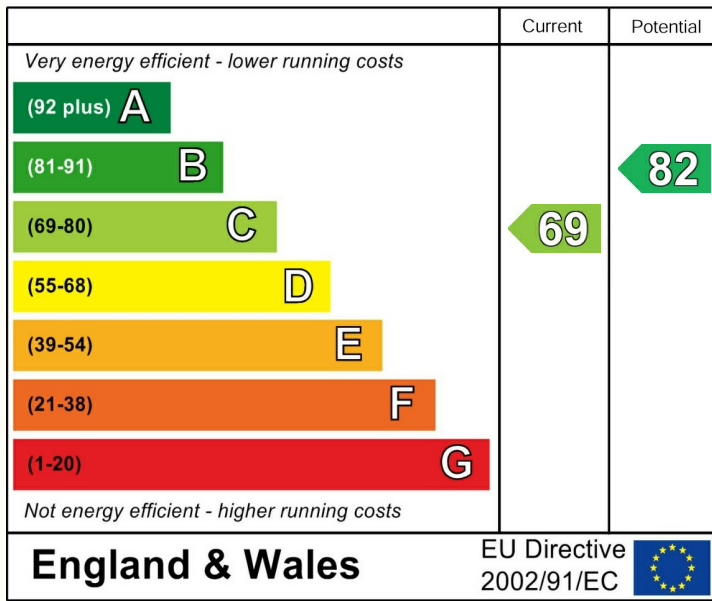
If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

**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**

**Environmental Impact (CO<sub>2</sub>) Rating**
