

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



77 DAYLANDS AVENUE
CONISBROUGH
DN12 2NJ

OFFERS AROUND £157,450

- Corner Plot
- Three Bedrooms
- Lounge
- Gardens
- Council Tax Band A.
- Semi-detached House
- G.F.C.H & Upvc Windows
- Kitchen
- Off-street Parking
- E.P.C.Rating E

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Briefly comprising:**Entrance:**

Timber door leading to:

Entrance hallway:

Staircase leading off. Double panelled central heating radiator. One single power point. Ceiling coving.

Lounge:

11'11"max x 11'8"max (3.63mmax x 3.56mmax)

The focal point of this room is the stone fire surround housing the remote control operated coal effect gas fire with tiled back plate, slightly raised tiled hearth and timber mantel. Single panelled central heating radiator. One triple power point. Two double power points. One single power point. Picture rail

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

10'4" x 9'8" (3.15m x 2.95m)

Fitted with a double base unit housing the combination boiler which serves both the central heating system and the domestic hot water supply.. 1.1/2 bowl acrylic sink unit with mixer tap inset into granite effect work surface. Plumbed for automatic washing machine. Double panelled central heating radiator. One double power point. One single power point plus those concealed serving the electrical appliances. Ceiling coving. Ceiling fan/light. Smoke alarm. Sliding door leads to a large pantry with window allowing natural light and one single power point.



Kitchen:



Kitchen:



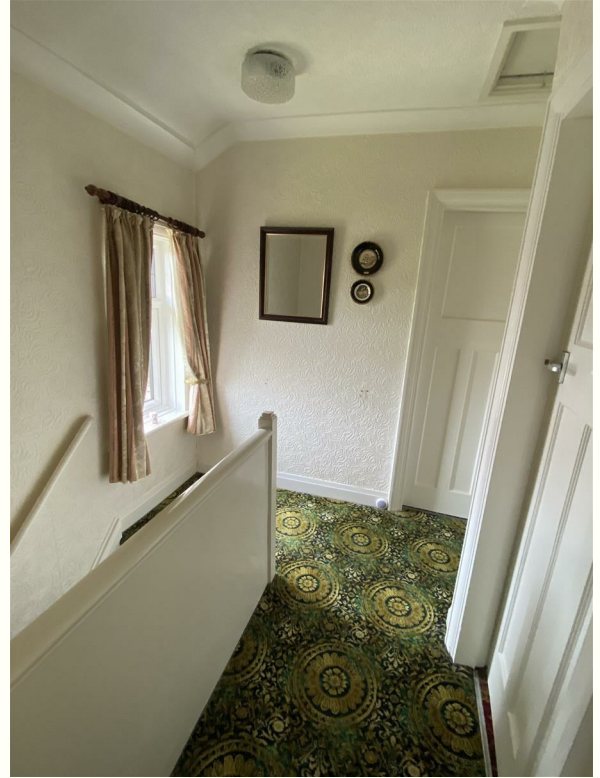
Staircase:

First floor landing:

Window allowing natural light. Ceiling coving. Smoke alarm. Loft hatch.



First floor landing:



Bedroom no.1 front double:

11'11" x 8'2"exc robes (3.63m x 2.49mexc robes)

Fitted with a range of built-in robes with hanging rail and shelving. Single panelled central heating radiator. One double power point. One single power point.



Bedroom no.1 front double:



Bedroom no.2 rear double:

9'10"max x 8'1"max (3.00mmax x 2.46mmax)

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



Bedroom no.2 rear double:



Bedroom no.3 rear:

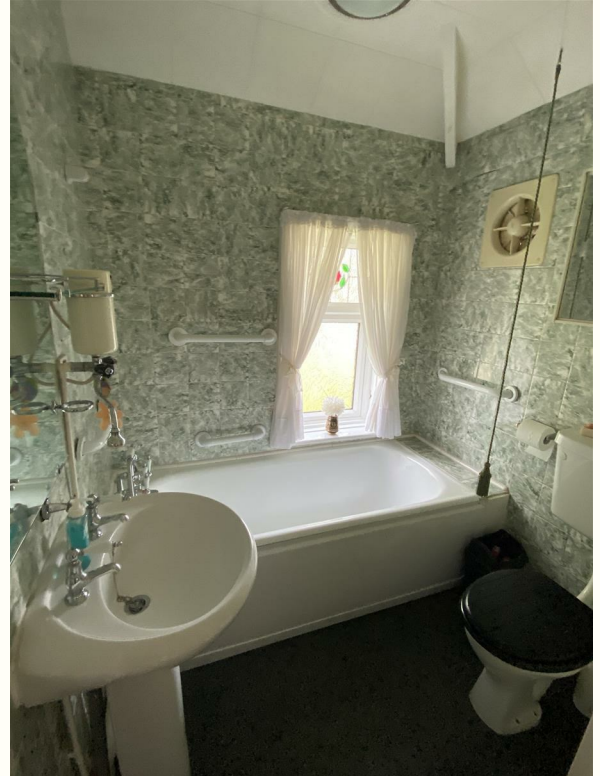
7'9" x 6'7" (2.36m x 2.01m)

Single panelled central heating radiator. One single power point.



Bathroom:

Fully tiled to compliment the panelled bath with Victorian shower mixer tap, pedestal wash-hand basin and low flush W.C. Single panelled central heating radiator. Extractor fan.



Exterior:

A wrought iron pedestrian gate to the front of the property leads onto a flagged footpath and gives access to the front garden which is mainly laid to grey slate chippings and is bounded by timber fencing and privet hedging. The footpath extends down the side of the property to a area which is predominately laid to lawn with a selection of plants and shrubs and is bounded by privet hedging. Double wrought iron gates to the side of the property lead on to a flagged driveway which allows off-street parking and leads to the single timber garage with timber doors. Adjacent to the side of the property is a timber gate and this leads to the rear garden which is predominately laid to flags with a selection of well established plants, trees and shrubs bounded by timber fencing with concrete posts. Two out-houses, one as garden store the other one benefits from low flush W.C and window allowing natural light. Security lighting.



Exterior:



Exterior:



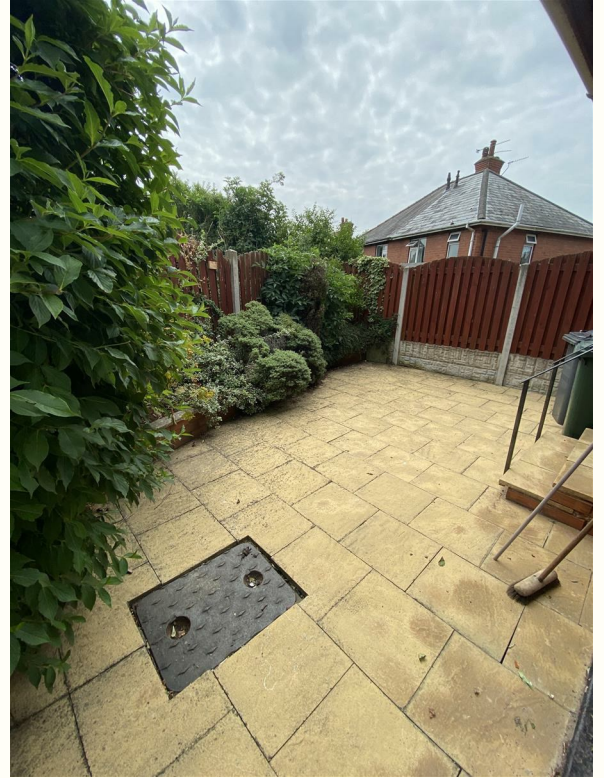
Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Driveway:



View:



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.

