

**FOR
SALE**

dunstan
ESTATE AGENTS · VALUERS INSURANCE SERVICES



7 STAFFORD PLACE
DENABY MAIN
DN12 4TR

OFFERS AROUND £99,995

- End Town House
- Upvc Double Glazing
- Kitchen/diner
- Gardens
- Council Tax Band A
- Three Bedrooms
- Lounge
- Shower Room
- Off-street Parking
- E.P.C.Rating E

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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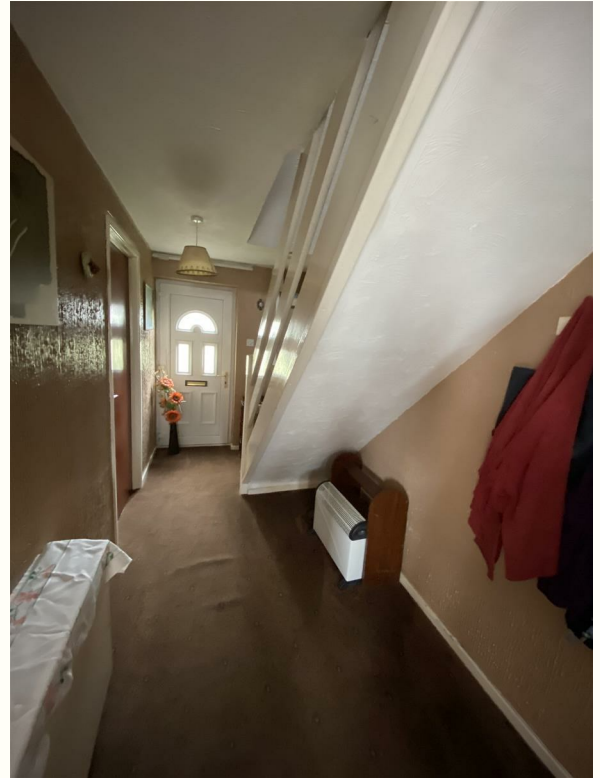
Briefly comprising:

Entrance:

Upvc door leading to:

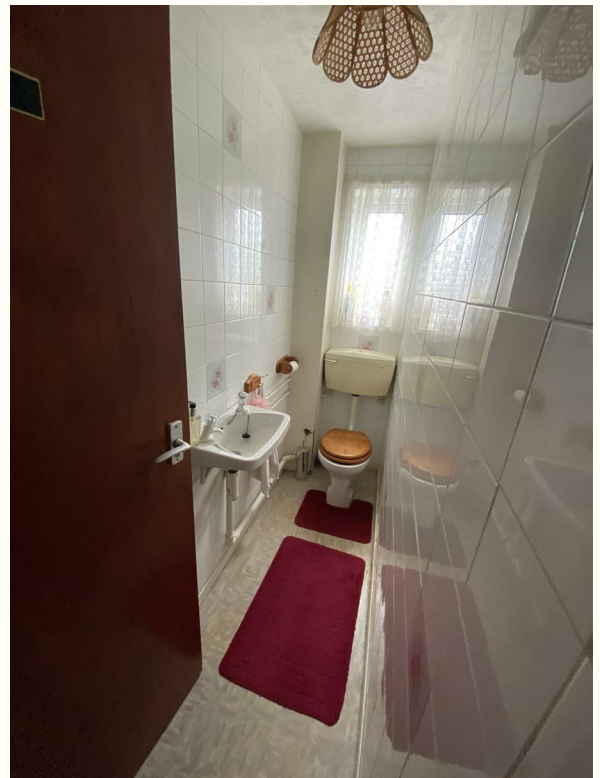
Entrance hallway:

Ranch style staircase leading off. One single power point. Smoke alarm.



Ground floor cloak room:

Fully tiled. Low flush W.C and cloak room wash-hand basin. Window allowing natural light.



Lounge:

15'5" x 10'6"max (4.70m x 3.20mmax)

Wall mounted electric heater. One double power point. One single power point. Dado rail. Built-in cupboard for useful storage.

**Lounge:****Kitchen/diner:**

15'4" x 10'6" (4.67m x 3.20m)

Fitted with a range of wall and base units. Single drainer sink unit with mixer tap. Granite effect work surfaces. Plumbed for automatic washing machine. Wall mounted electric heater. Two double power points. One single power point. Double windows. Complimentary tiling. Upvc door leads to the rear garden.



Kitchen/diner:



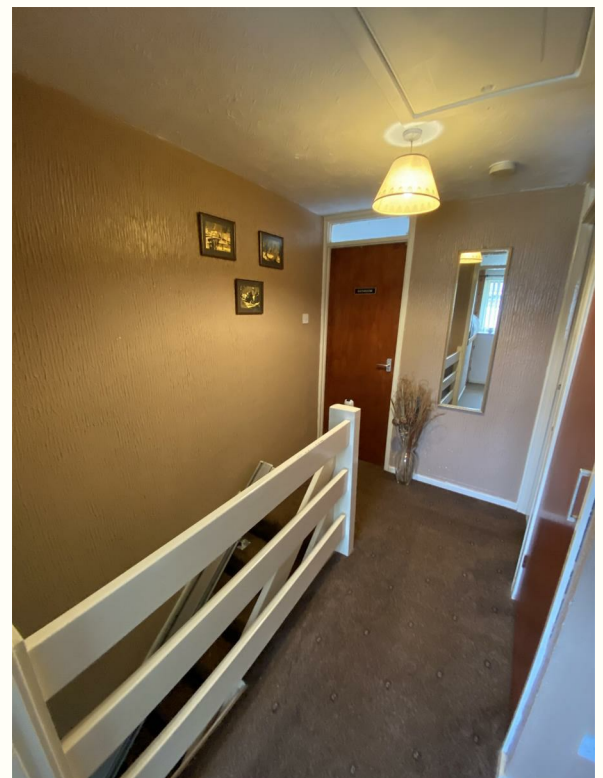
Kitchen/diner:



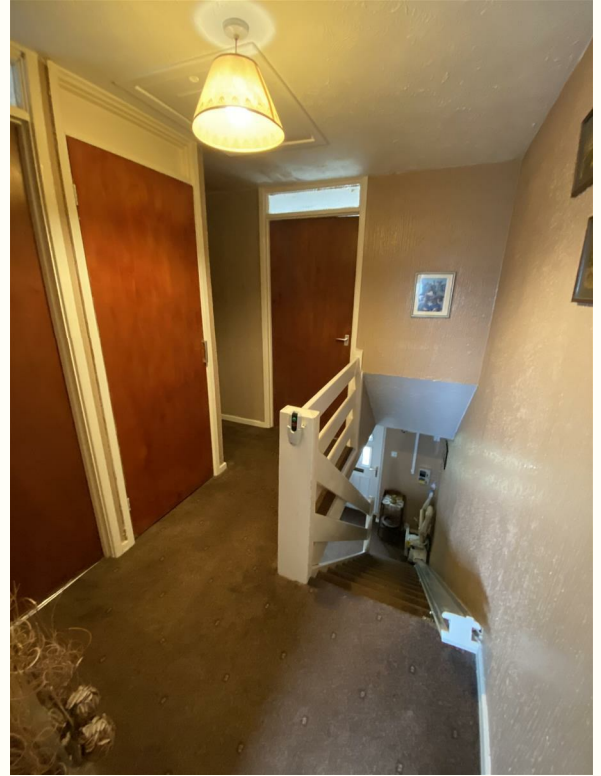
Staircase:

First floor landing:

Ranch style balustrade. Loft hatch with ladder leading to the boarded out loft with power and light. Built-in cup[board housing the jacketed cylinder. One single power point. Smoke alarm.



First floor landing:



Bedroom no.1 front double:

12'6" x 10'5" (3.81m x 3.18m)

Wall mounted electric heater. Two single power points.



Bedroom no.1 front double:



Bedroom no.2 rear double:

15'3" x 8'8"max (4.65m x 2.64mmax)

Wall mounted electric heater. Two single power points.



Bedroom no.2 rear double:



Bedroom no.3 front:

11'10" x 6'6" (3.61m x 1.98m)

Built-in cabin bed. with storage beneath. Wall mounted electric heater.
One single power point.



Bedroom no.3 front:



Shower room:

Fully tiled to compliment the walk-in shower with rail and curtain. Pedestal wash-hand basin and low flush W.C. Extractor fan. Wall mounted electric heater.



Exterior:

The front of the property is open plan and laid to lawn. To the rear there are double wrought iron gates which give vehicular access on to a concrete hard standing. A further wrought iron gate gives pedestrian access to the rear garden which is laid to lawn with a selection of plants and shrubs and is bounded by timber fencing with concrete posts. Out-building housing the courtesy garden tap



Exterior:



Exterior:



Exterior:**Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas to the property but not connected, 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

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:

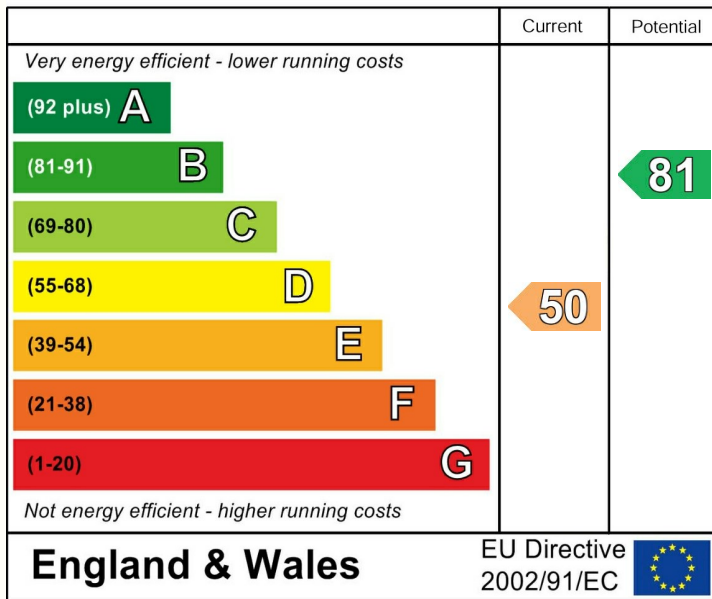
If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.

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
