

**FOR  
SALE**

**dunstan**  
ESTATE AGENTS · VALUERS INSURANCE SERVICES



**6 ASH GROVE**  
**CONISBROUGH**  
**DN12 2HH**

**OFFERS AROUND £135,995**

- Semi-detached House
- G.C.H & Upvc D.G
- Dining Room
- Gardens
- E.P.C Rating D
- Three Bedrooms
- Lounge
- Kitchen
- Off-street Parking
- Council Tax Band A

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR

Registered in England No. 01758008

TELEPHONE (01709) 864414

E.MAIL: karen.myers@dunstanproperty.co.uk



**Briefly comprising****Entrance:**

Upvc entrance door with matching glazed side panel leading to:

**Entrance hallway:**

Spindled staircase leading off. Single panelled central heating radiator. Dado rail. Under-stairs storage cupboard. Smoke alarm.

**Lounge:**

*13'0"max x 12'10" (3.96mmax x 3.91m)*

The focal point of this room is the mahogany fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire with brass trim and fender. Single panelled central heating radiator. Three double power points. T.V aerial point. Ceiling coving. Wall lights. Upvc French doors leading to the rear garden.



**Lounge:**



**Lounge:**



**Dining room:**

*13'9"max x 12'8"max (4.19mmax x 3.86mmax )*

Wall mounted four bar gas fire. Double panelled central heating radiator. Three double power points. T.V aerial point. Ceiling coving. Plaster ceiling rose. Under-stairs storage cupboard. Twin aspect windows. Archway leading to:



**Dining room:**



**Dining room:**



**Dining room:**



**Kitchen:**

10'8" x 5'11" (3.25m x 1.80m)

Fitted with a range of wall and base units. 1.1/2 bowl acrylic sink unit with mixer tap. Induction hob inset into wood effect work surfaces. Built-under electric oven. Plumbed for automatic washing machine. Single panelled central heating radiator. Two double power points. Complimentary tiling. Laminate flooring. Composite door leading to the side of the property.

**Kitchen:****Staircase:****First floor landing:**

Spindled balustrade. Window allowing natural light. Ceiling coving. Dado rail. Built-in cupboard housing the Baxi combination boiler which serves both the central heating system and the domestic hot water supply. Smoke alarm.



**First floor landing:**



**Bedroom no. 1 rear double:**

*12'8" x 11'10" (3.86m x 3.61m )*

Single panelled central heating radiator. One double power point. Ceiling coving. Built-in cupboard with hang rail. Loft hatch.



**Bedroom no.1 rear double:**



**Bedroom no.2 rear double:**

*10'6" x 9'5" (3.20m x 2.87m)*

Single panelled central heating radiator. One double power point. Ceiling coving. Built-in cupboard with hanging rail.



**Bedroom no.3 front:**

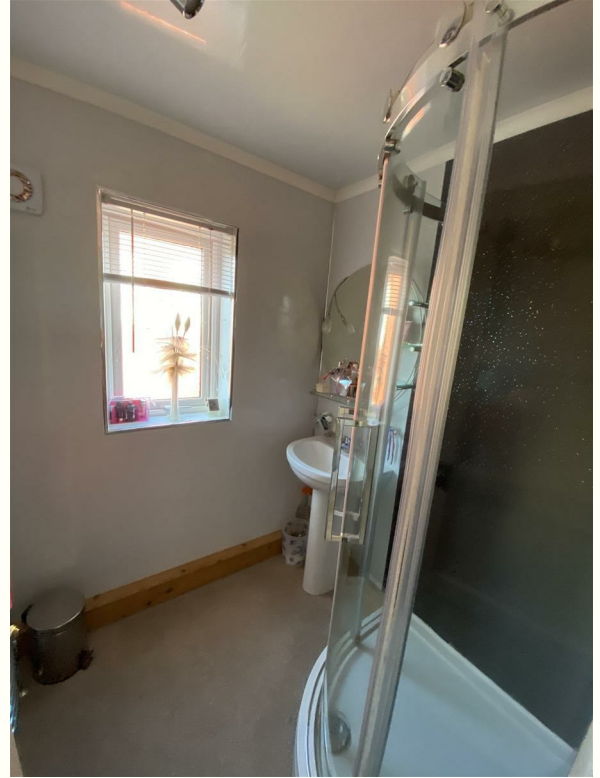
*8'4" x 8'2" (2.54m x 2.49m)*

Single panelled central heating radiator. Ceiling coving.



**Shower room:**

Fitted with a glazed shower compartment housing the electric shower. Pedestal wash-hand basin with mixer tap. Modern chrome ladder style radiator/towel rail. Tiled sheeting.



**Separate W.C:**

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





**Exterior:**

The front of the property has a concrete driveway which allows off-street parking and leads to the concrete sectional single garage with timber doors. The front garden is laid to lawn and is bounded by privet hedging. A timber gate adjacent to the side of the property leads to the spacious rear garden which is predominately laid to lawn with a selection of plants and shrubs, bounded by concrete panelling. Courtesy garden tap. Security lighting. Timber garden shed. Concrete garden store.



**Exterior:**



**Exterior:**



**Exterior:****Exterior:****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

**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.

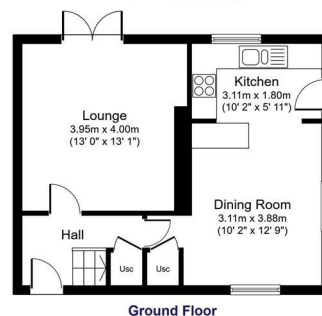
**Money laundering:**

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.

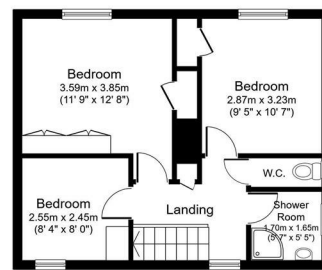
**Floor-plan:**

6 Ash Grove, Conisbrough, DONCASTER, DN12 2HH

Total floor area 82.8 sq.m. (891 sq.ft.) approx



Ground Floor

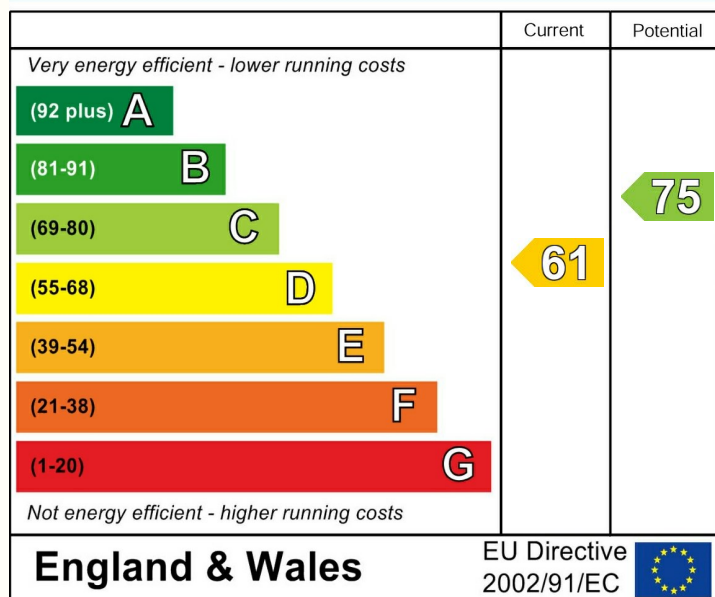


First Floor

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

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**Energy Efficiency Rating**



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

