

**FOR
SALE**



23 ACACIA GROVE
CONISBROUGH
DN12 2LB

OFFERS AROUND £149,995

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

Briefly comprising:**Entrance:**

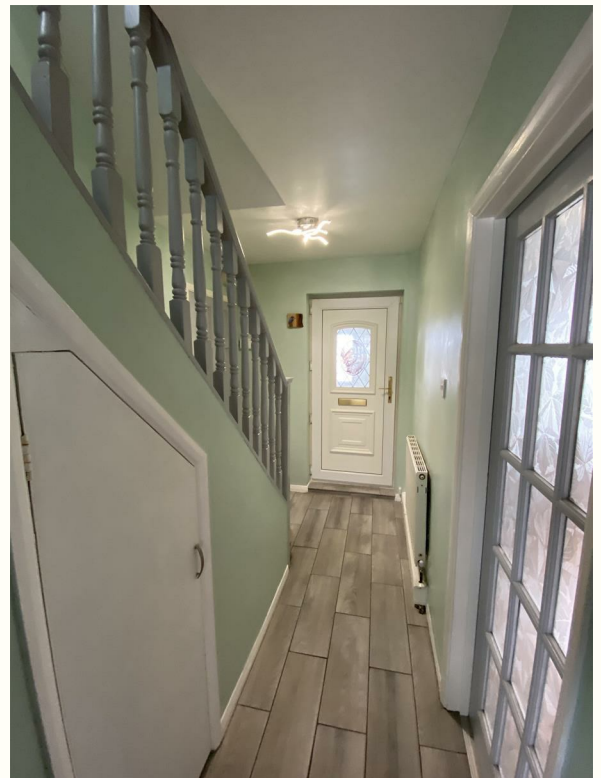
Upvc entrance door leading to:

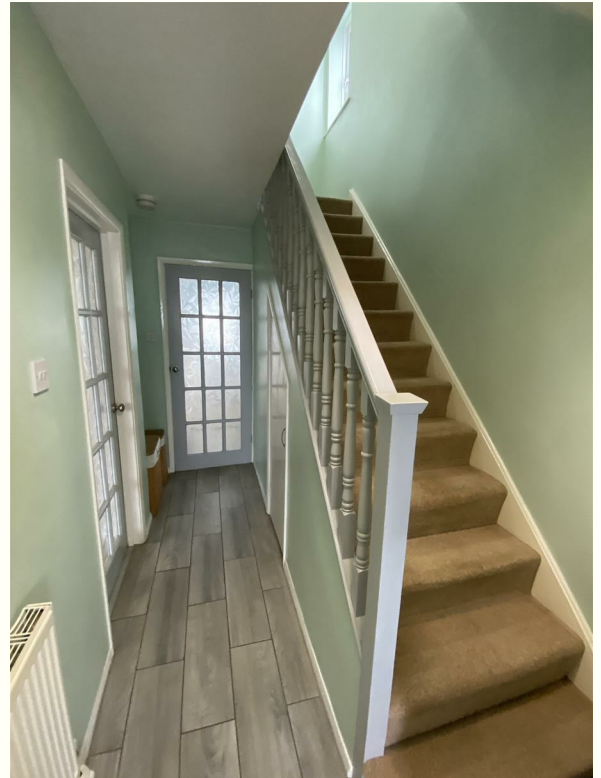
Porch:

Twin aspect windows. One double power point. Laminate flooring. Upvc door leading to:

**Entrance hallway:**

Spindled staircase leading off. Single panelled central heating radiator. One double power point. Under-stairs storage cupboard. Smoke alarm. Tiled floor.



Entrance hallway:**Ground floor shower room:**

Fitted with a separate shower compartment with folding glazed door. Cloak room wash-hand basin and push button low flush W.C. Modern chrome ladder style radiator/towel rail. Extractor fan. Window allowing natural light. Complimentary tiling. Ceramic tiled floor.



Ground floor shower room:**Dining room:**

12'10" x 9'6" (3.91m x 2.90m)

Single panelled central heating radiator. Two double power points. Upvc Georgian bow window. Laminate flooring.

**Dining room:**

Lounge:

12'10"max x 11'11"max (3.91mmax x 3.63mmax)

Single panelled central heating radiator. Four double power points. Plaster ceiling rose. Ceiling coving. Bow Georgian window. Laminate flooring.



Lounge:



Lounge:



Kitchen:

9'8" x 6'10" (2.95m x 2.08m)

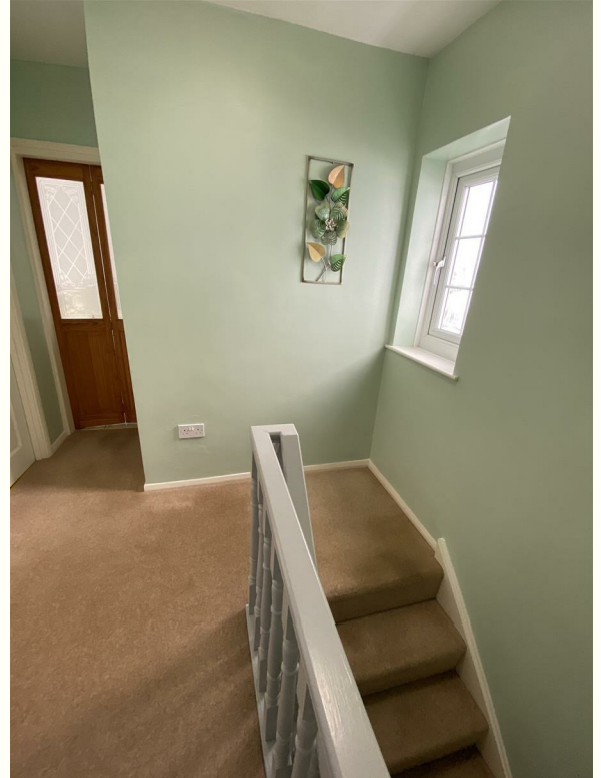
Fitted with a range of wall and base units. Cream acrylic single drainer sink unit with mixer tap inset into granite effect work surfaces. Three double power points plus those concealed serving the electrical appliances. Plumbed for automatic washing machine. Half glazed composite door leading to the rear garden. Tiled floor.

**Kitchen:****Staircase:**

Spindled staircase.

First floor landing:

Spindled balustrade. One double power point. Georgian window allowing natural light. Loft hatch with pull down ladder leading to the loft with light.



First floor landing:



Bedroom no.1 front double:

12'7"max x 9'4"exc robes (3.84mmax x 2.87mexc robes)

Fitted with a range of Pear built-in robes with hanging rail and shelving, matching dressing table and bedside cabinets. Single panelled central heating radiator. Three double power points. Built-in cupboard with hanging rail and shelving.



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.2 rear double:

11'4"max x 9'4"max (3.45mmax x 2.84mmax)

Single panelled central heating radiator. Two double power points.



Bedroom no.2 rear double:



Bedroom no.2 rear double:



Bedroom no.3 front:

8'9"max x 7'10"max (2.67mmax x 2.39mmax)

Single panelled central heating radiator. One double power point. Built-in storage with shelving.

**Bedroom no.3 front:****Bathroom:**

7'7" x 7'6" (2.31m x 2.29m)

Fitted with a rope design low level suite comprising: panelled bath, pedestal wash hand basin with Victorian taps and low flush W.C. Electric shower over bath with folding glazed shower screen. White ladder style radiator/towel rail. Double Georgian windows. Complimentary tiling.



Bathroom:



Bathroom:



Exterior:

The front of the property has a wrought iron pedestrian gate which gives access to the front garden which is predominately laid to pebbles and is bounded by timber fencing with concrete posts and brick walling. The pedestrian footpath extends past the side of the property to the private and enclosed rear garden which is laid to lawn with a raised flagged patio area. A concrete driveway gives vehicular access to the single detached sectional garage with power and light. Security lighting. Courtesy garden tap



Exterior:



Exterior:



Exterior:



Exterior:



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 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.

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		
	71	84
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	