

**FOR
SALE**



14 MARCH STREET
CONISBROUGH
DN12 2LY

OFFERS AROUND £145,000

- | | |
|----------------------|----------------------|
| ■ Mid Terraced House | ■ Four Bedrooms |
| ■ G.C.H & Upvc D.G | ■ Lounge |
| ■ Kitchen | ■ Conservatory |
| ■ Rear Garden | ■ Garage |
| ■ E.P.C.Rating D | ■ Council Tax Band A |



GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

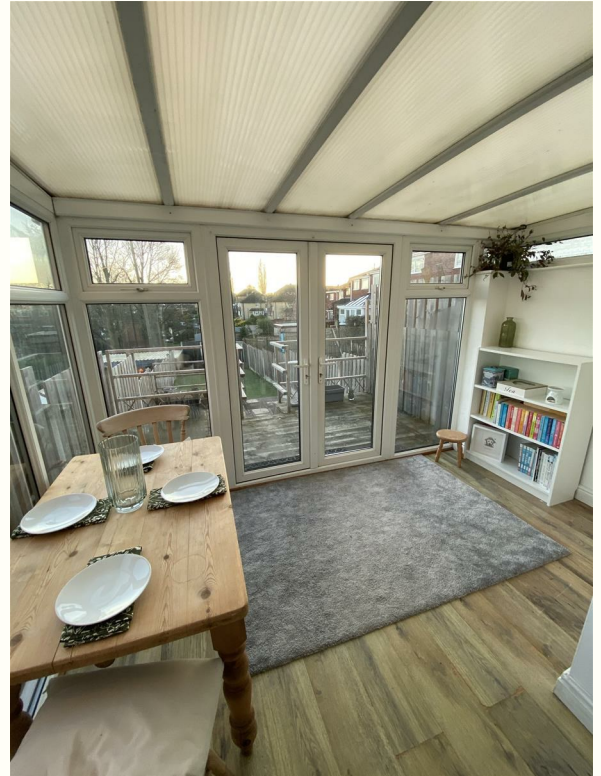
Entrance:

Upvc door leading to:

Conservatory:

10'9" x 10'3" (3.28m x 3.12m)

Single panelled central heating radiator. Laminate flooring. Upvc French doors leading to:



Conservatory:



Lounge:

13'1" x 10'11"max (3.99m x 3.33mmax)

The focal point of this room is the timber fire surround with marble back plate and slightly raised marble hearth. Three double power points. Dado rail. Wall lights.



Lounge:



Lounge:



Lounge:**Kitchen:**

13'1" x 11'9"min (3.99m x 3.58mmin)

Fitted with a range of wall and base units with stainless steel pillar handles. White pot single drainer sink unit with mixer tap inset into wood effect work surfaces. Built-under electric oven. Stainless steel gas hob above. Canopy extractor fan. Breakfast bar. Double panelled central heating radiator. Dado rail. Plumbed for automatic washing machine. Plumbed for dishwasher. Double panelled central heating radiator. Four double power points plus those concealed serving the electrical appliances. Wall mounted Ideal combination boiler which serves both the central heating system and the domestic hot water supply. Under-stairs storage. Full glazed Upvc door leading to:

**Kitchen:****Kitchen:**

Kitchen:



Porch:

8'5" x 4'4" (2.57m x 1.32m)

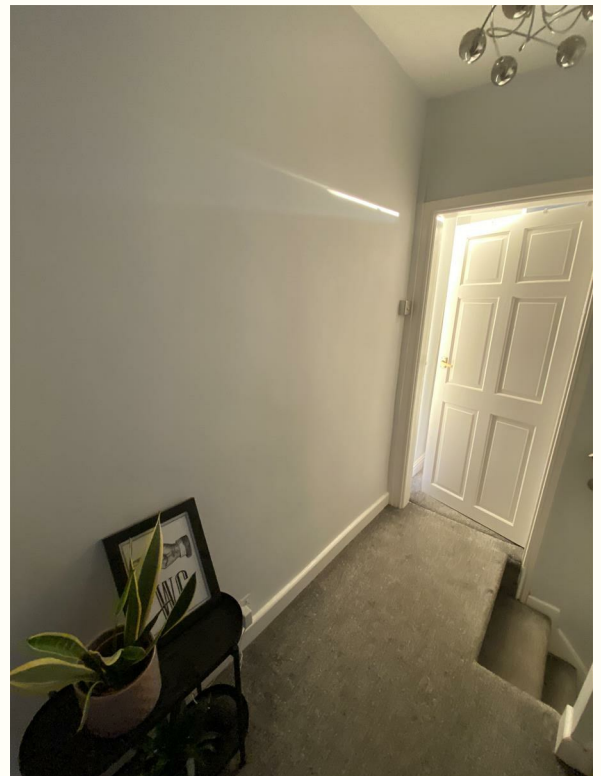
Half glazed Upvc door leading to the rear elevation.



Staircase:

First floor landing:

One single power point.



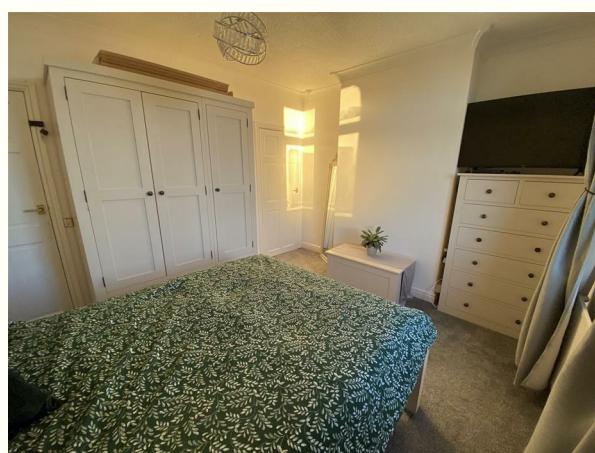
Bedroom no.1 rear double:

11'2"max x 10'11" (3.40mmax x 3.33m)

Single panelled central heating radiator. Two double power points. Ceiling coving. Built-in cupboard for useful storage.



Bedroom no.1 rear double:



Bedroom no.1 rear double:



Bedroom no.2 front:

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

Single panelled central heating radiator. Ceiling coving.

**Bedroom no.2 front:****Bathroom:**

Fitted with a L shaped bath with waterfall mixer tap, vanity wash-hand basin with waterfall mixer tap and push button low flush W.C. Power shower over bath with shaped glazed shower screen. Extractor fan. Wall mounted white modern radiator/towel rail. Complimentary tiling. Ceramic tiled floor.

**Further stairs:**

Bedroom no.3 attic:

13'0" x 10'4" (3.96m x 3.15m)

Single panelled central heating radiator. One double power point. Loft hatch. Timber velux window.

**Bedroom no.4 attic:**

13'1"max x 9'3"max (3.99mmax x 2.82mmax)

Single panelled central heating radiator. Three double power points. Timber velux window.

**Exterior:**

The front of the property comprises of a timber pedestrian gate leading to an enclosed yard including brick built store with power and light. To the rear of the property is a decked area followed by patio and astroturf. A concrete sectional single garage with up-and-over door is situated approximately 50 yards from the property.



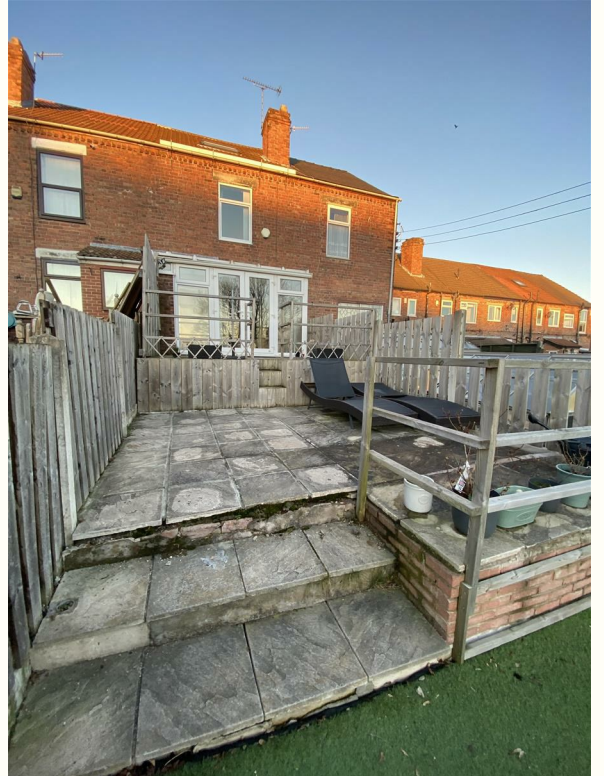
Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



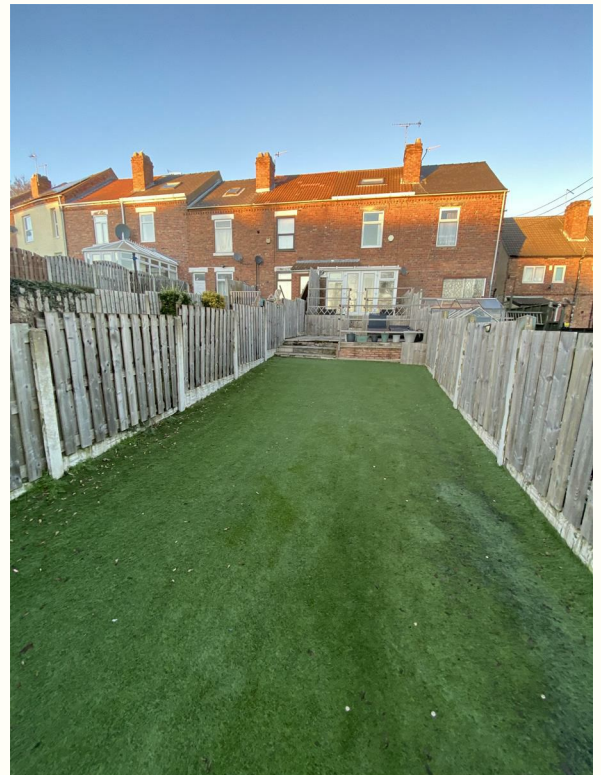
Exterior:



Exterior:



Exterior:



Garage:**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		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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	