

**FOR
SALE**



27 MARKHAM ROAD
EDLINGTON
DN12 1EA

£165,000

- Semi-detached House
- G.C.H & Upvc D.G
- Fitted Kitchen
- Jack & Jill W.C
- E.P.C Rating D
- Three Bedrooms
- Lounge
- Ground floor Bathroom
- Spacious Rear Garden
- 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:**

Composite door leading to:

Entrance hallway:

Staircase leading off. Single panelled central heating radiator. One double power point. Laminate flooring.

**Lounge:**

16'6"max x 11'5"max (5.03mmax x 3.48mmax)

The focal point of this room is the timber fire surround housing the coal effect living flame electric fire. Double panelled central heating radiator. Four double power points. T.V aerial point. French doors leading to the rear garden. Laminate flooring.



Lounge:

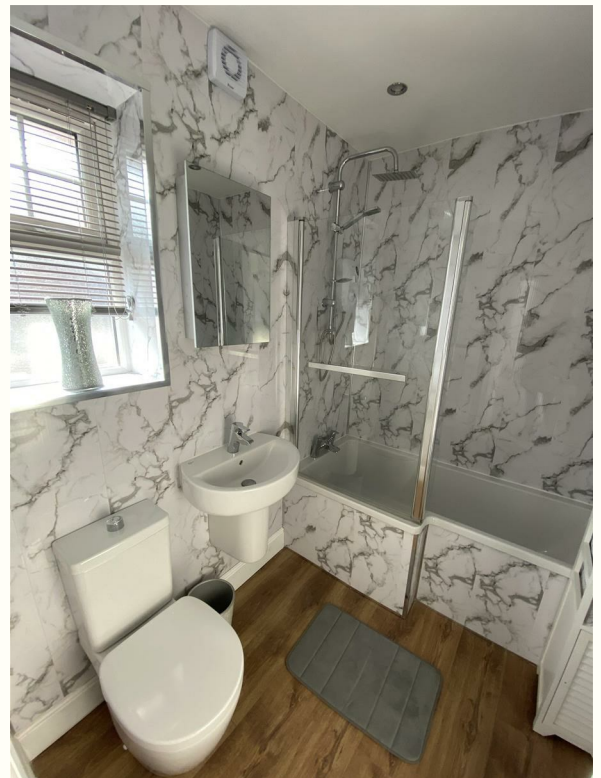


Lounge:



Ground floor bathroom:

Fitted with a a shaped bath. wall mounted wash-hand basin with mixer tap and push button low flush W.C. Electric shower over bath with shaped glazed shower screen. Tiled sheeting. Modern chrome ladder style radiator/towel rail. Ceiling down-lighters. Extractor fan. Window allowing natural light. Laminate flooring.



Kitchen:

13'8"max x 10'4"max (4.17mmax x 3.15mmax)

Fitted with a range of white wall and base units with stainless steel pillar handles. A wall unit houses the combination boiler which serves both the gas central heating system and the domestic hot water supply. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under electric oven. Ceramic hob inset into granite effect work surfaces. Stainless steel canopy extractor fan with light above. Integrated fridge/freezer. Plumbed for automatic washing machine. Double panelled central heating radiator. Five double power points plus those concealed serving the electrical appliances. Plinth lighting. T.V.aerial point. Under stairs storage cupboard for useful storage. Composite door leading to:

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

Kitchen:



Rear porch:

Half brick-built with Upvc windows. One double power point. Ceiling down-lighters. Tiled sheeting to walls and ceiling. Half glazed Upvc door leading to the rear garden.



Staircase:

First floor landing:

Spindled balustrade. Built-in cupboard. Smoke alarm. Loft hatch. Window allowing natural light.

**First floor landing:**

Bedroom no.1 front double:

16'5" x 10'4" (5.00m x 3.15m)

Double panelled central heating radiator. Four double power points. T.V aerial point. Twin aspect windows. Door leading to:

**Bedroom no.1 front double:****Jack & Jill W.C:**

Fully tiled and fitted with a vanity wash-hand basin with mixer tap and push button low flush W.C. Door leading to:



Jack & Jill W.C:



Bedroom no.2 front:

11'5"max 8'2" (3.48mmax 2.49m)

Double panelled central heating radiator. Two double power points.



Bedroom no.2 rear:



Bedroom no.3 rear:

8'4" x 7'11" (2.54m x 2.41m)

Double panelled central heating radiator. Two double power points.

**Exterior:**

The front garden allows off-street parking and is bounded by brick walling. A shared driveway leads past the side of the property to the rear garden. Adjacent to the side of the property there is single timber gate which give access to the spacious private and enclosed rear garden which is laid to lawn and is bounded by timber fencing with concrete posts. Security lighting. Courtesy garden tap. The property is protected by a burglar alarm. Energy performance rating D.

**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 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		
	67	83
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	