

**FOR
SALE**



52 PARK ROAD
CONISBROUGH
DN12 2EH

OFFERS AROUND £249,995

- Detached Bungalow
- G.C.H & Upvc D.G
- Dining Room
- Off-street Parking
- Council Tax Band
- Two Double Bedrooms
- Lounge
- Kitchen
- Enclosed Rear Garden
- E.P.C Rating D



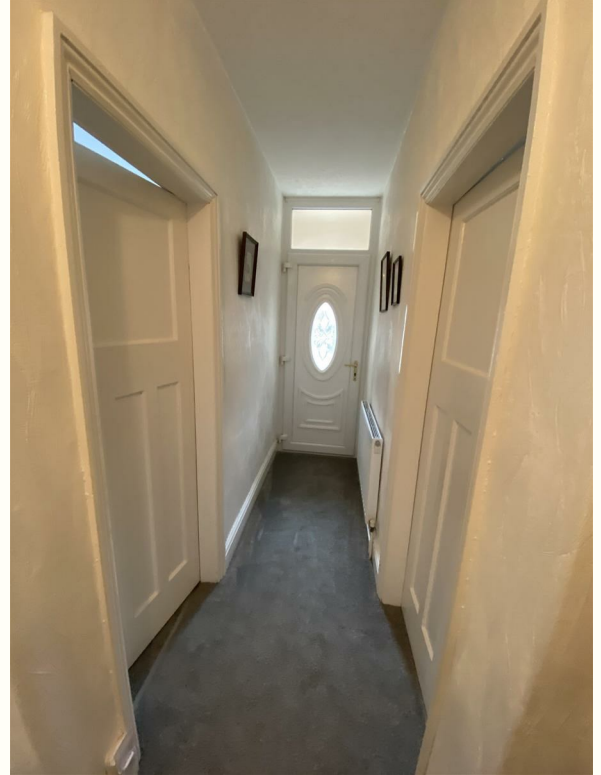
GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:**Entrance:**

Upvc entrance door leading to:

Entrance hallway:

Single panelled central heating radiator. One single power point. Loft hatch.

**Lounge:**

14'11"max x 10'11"max (4.55mmax x 3.33mmax)

The focal point of this room is the plaster fire surround with tiled back plate and slightly raised marble hearth housing the coal effect electric fire with brass trim and fender. Single panelled central heating radiator. Two double power points. One single power point. Telephone point. Picture rail.



Lounge:



Lounge:



Lounge:



Dining room:

11'5"max x 11'2"max (3.48mmax x 3.40mmax)

Wall mounted gas fire with a slightly raised tiled hearth. Single panelled central heating radiator. One double power point.



Dining room:



Dining room:



Kitchen:

14'7" x 9'11" (4.45m x 3.02m)

Fitted with a range of light oak shaker style wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit with mixer tap. Built-under electric oven. ceramic hob inset into wood effect work surfaces. Stainless steel chimney style extractor fan above with light. Tile splash back. Plumbed for automatic washing machine. Wall mounted boiler which serves both the gas central heating system and the domestic hot water supply. Single panelled central heating radiator. Twin aspect windows. Half glazed Upvc door leading to the side of the property



Kitchen:



Kitchen:



Kitchen:



Kitchen:



Kitchen:



Bedroom no.1 front double:

14'11" x 10'11"max (4.55m x 3.33mmax)

Single panelled central heating radiator. Two double power points. Picture rail.



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.2 rear double:

11'7"max x 11'2"max (3.53mmax x 3.40mmax)

Single panelled central heating radiator. One single power point.

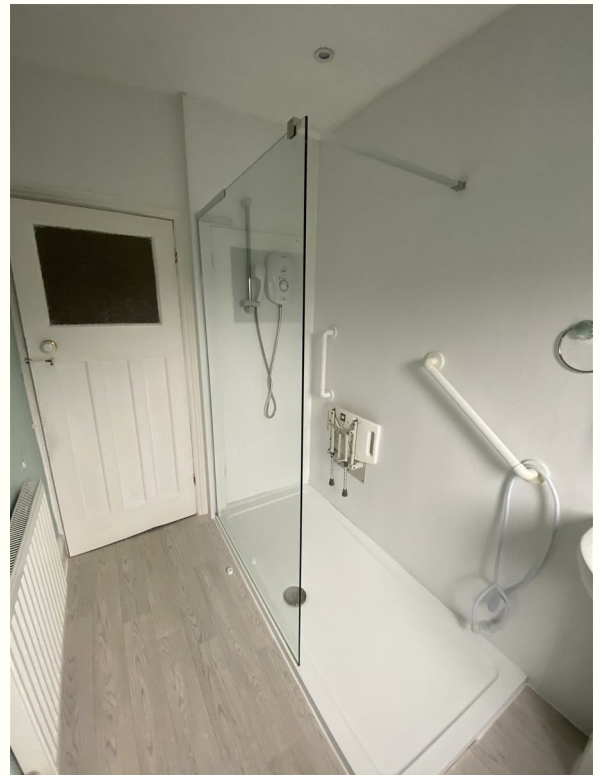


Bedroom no.2 rear double:



Shower room:

Fitted with a separate shower compartment housing the electric shower with glazed shower screen. Pedestal wash-hand basin and push button low flush W.C. Single panelled central heating radiator. Ceiling down-lighters. Extractor fan. Window allowing natural light. Complimentary tiled sheeting.

**Shower room:**

Shower room:**Exterior:**

The front of the property has double wrought iron gates which gives access onto a concrete driveway which allows off-street parking. The front garden is laid to pebbles and is bounded by timber fencing with concrete posts. The private and enclosed rear garden is laid to lawn with a raised decked area with stainless steel balustrade and bounded by timber fencing with concrete posts and hedging.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Tenure & possession freehold:

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

Services:

Mains gas, 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 C.

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.

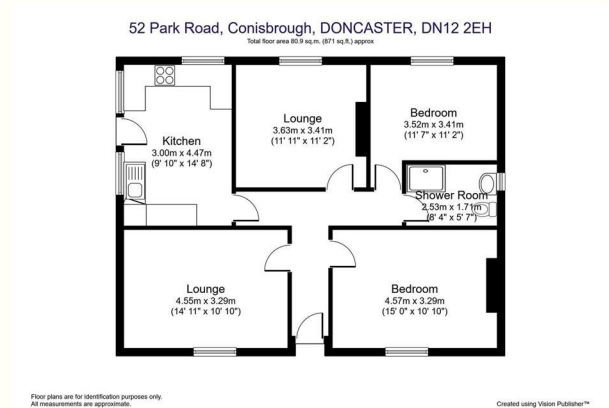
Making an offer:

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.

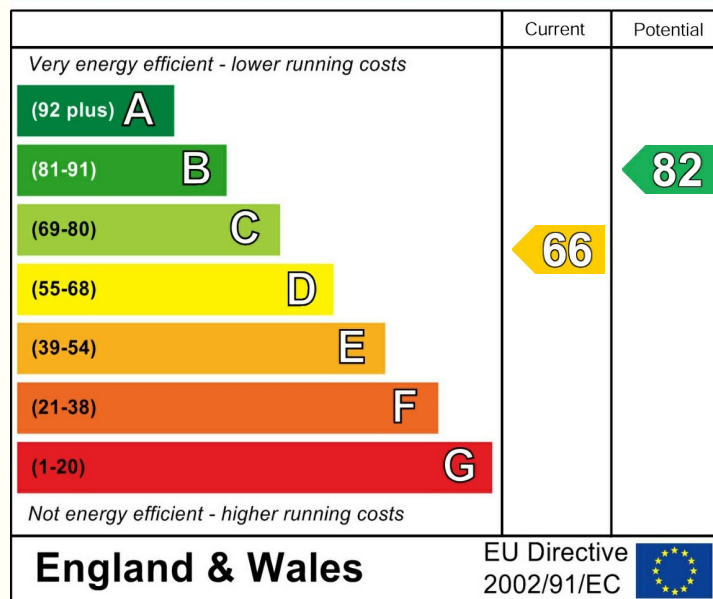
Money laundering:

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:



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

