

**FOR
SALE**



20 SHELDON AVENUE
CONISBROUGH
DN12 2DP

OFFERS AROUND £149,995

- Semi-Detached House
- Gas Central Heating
- Lounge
- Conservatory
- E.P.C Rating E
- Three Bedrooms
- Upvc double Glazed Doors & Windows
- Kitchen/Diner
- Private Rear Garden & Off-Street Parking
- Council Tax Band A

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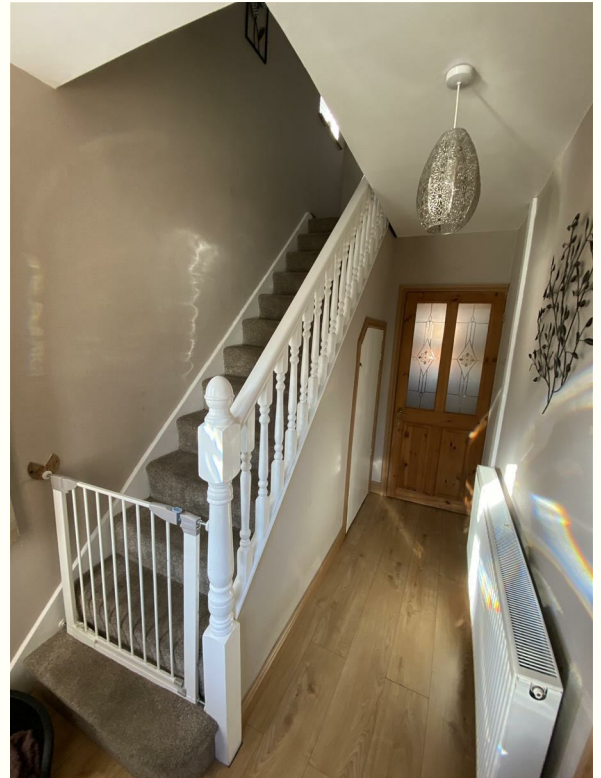
E.MAIL: karen.myers@dunstanproperty.co.uk



Briefly comprising:

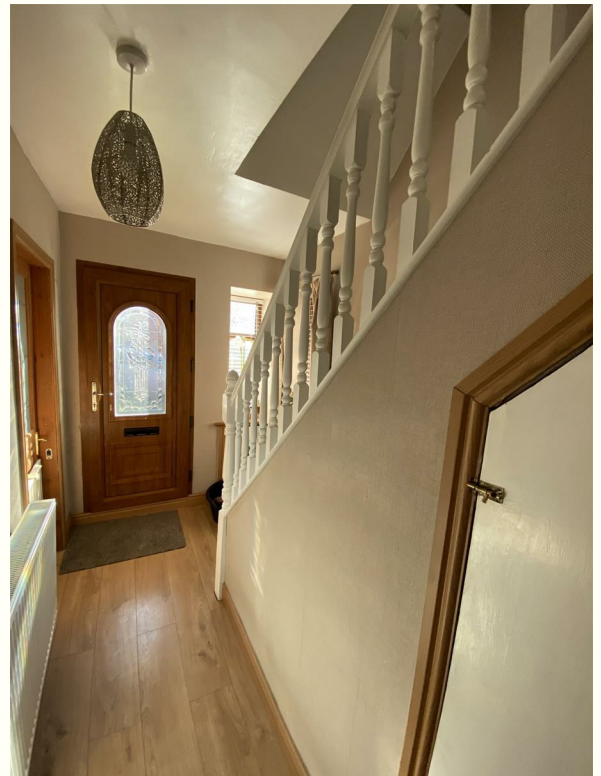
Entrance:

Upvc door leading to:



Entrance hallway:

Spindled staircase leading off. Double panelled central heating radiator. Under-stairs storage cupboard. Window allowing natural light. Laminate flooring.



Lounge:

14'4" x 12'10"max (4.37m x 3.91mmax)

The focal point of this room is the decorative solid wood mantel with log burner beneath sat on a slightly raised hearth. Double panelled central heating radiator. Five double power points. T.V aerial point. Bow window. Oak flooring.



Lounge:



Lounge:



Kitchen/diner:

20'8" x 8'6" (6.30m x 2.59m)

Fitted with a range of medium oak wall and base units with stainless steel pillar handles. 1.1/2 bowl stainless steel sink unit with mixer tap. Six ring gas hob with hot plate. Stainless steel canopy extractor fan. Stainless steel splash back. Granite effect work surfaces. Concealed plinth lighting. Double panelled central heating radiator. Eight double power points. Integrated dishwasher. Double fridge/freezer with water & ice dispenser. Wall unit housing the boiler which serves both the gas central heating system and the domestic hot water supply. Window allowing natural light. Complimentary tiling. Kraus luxury vinyl plank flooring. Timber doors lead to:

**Kitchen/diner:****Kitchen/diner:**

Kitchen/diner:



Kitchen/diner:



Conservatory:

Double panelled central heating radiator. Three double power points. Telephone point. Timber Georgian doors lead to the rear garden.



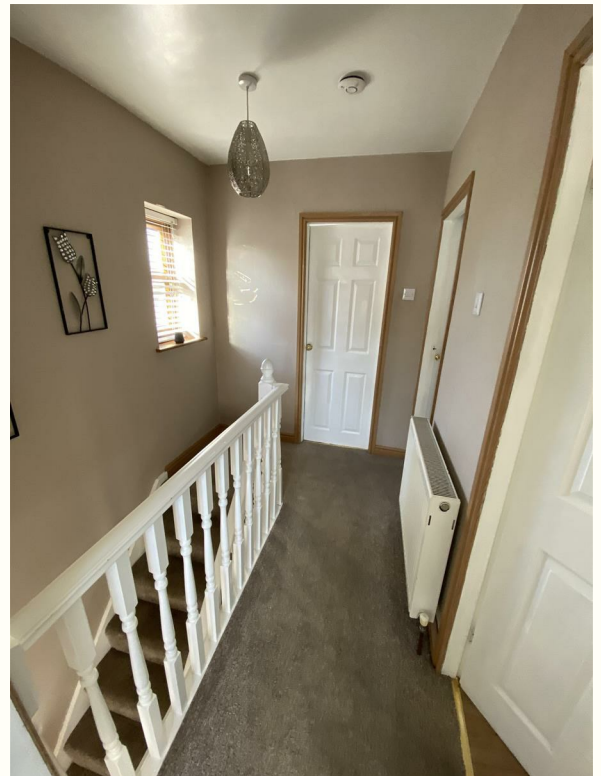
Conservatory:



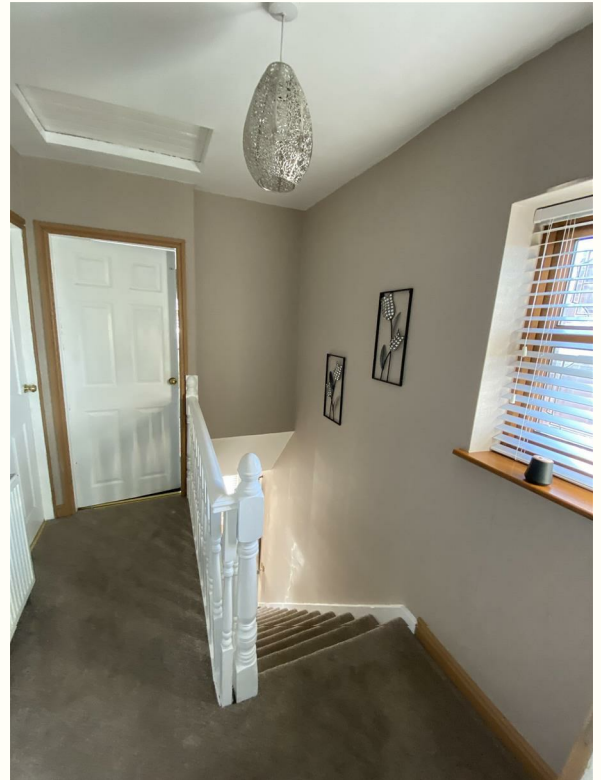
Staircase:

First floor landing:

Spindled balustrade. Double panelled central heating radiator. Window allowing natural light.



First floor landing:



Bedroom no.1 front double:

14'2"max x 12'10"max (4.32mmax x 3.91mmax)

Single panelled central heating radiator. Four double power points. Dado rail. Laminate flooring.



Bedroom no 1:



Bedroom no 1:



Bedroom no.2 rear double:

14'2" x 8'8"max (4.32m x 2.64mmax)

Single panelled central heating radiator. Three double power points. Ceiling coving. Dado rail. Built-in cupboard with hanging rail. Further built-in cupboard housing the jacketed cylinder. Laminate flooring.

Bedroom no 2:



Bedroom no.3 front:

9'5" x 7'5" (2.87m x 2.26m)

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



Bathroom:

9'9" x 5'4" (2.97m x 1.63m)

Fitted with a white low level suite comprising: panelled Jacuzzi bath, vanity wash-hand basin and push button low flush W.C. Electric shower over bath with glazed shower screen. Ceiling down-lighters. Modern chrome ladder style radiator/towel rail. Laminate flooring.

**Bathroom:**

Exterior:

To the front of the property there are two sets of double wrought iron gates which give vehicular access to a concrete and pebbled hard-standing which allows ample off-street parking. Adjacent to the side of the property is a timber pedestrian gate and this leads to the private and enclosed rear garden which has a raised decked area with steps that lead down to a lower tier and is laid to artificial turf, bounded by timber fencing with concrete post. Ornamental fish pond. Composite shed and further timber shed. Security lighting. Security cameras.

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

Exterior:**Tenure & Possession:**

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.

