

**FOR
SALE**



22 MARKHAM ROAD
EDLINGTON
DN12 1DZ

OFFERS AROUND £195,000

- Extended Semi-detached House
- G.F.C.H & Upvc D.G
- Kitchen/diner
- Off-street Parking
- E.P.C Rating D
- Three Double Bedrooms
- Lounge
- Bathroom
- Spacious Rear Garden
- Council Tax Band A

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Briefly comprising:

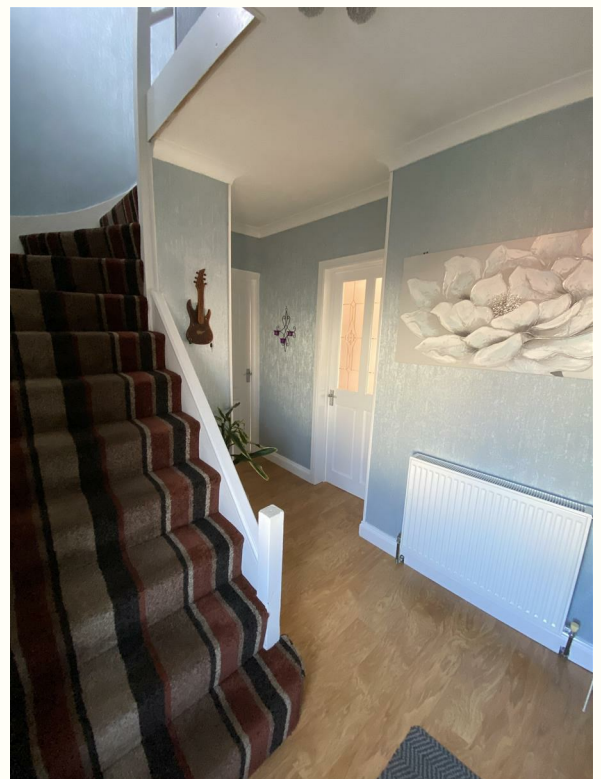
Entrance:

Upvc entrance door leading to:



Entrance hallway:

Open-plan dog-leg staircase leading off. Double panelled central heating radiator. Ceiling coving. Under-stairs storage cupboard with window allowing natural light. Further built-in cupboard with window allowing natural light.



Lounge:

16'2"max x 11'5" (4.93mmax x 3.48m)

The focal point of this room is the mahogany fire surround with tiled back plate and slightly raised tiled hearth housing the coal effect gas fire with brass trim and fender.

Single panelled central heating radiator. Three double power points. Ceiling coving. Archway leading to:

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

25'2" x 21'2" (7.67m x 6.45m)

Fitted with a range of shaker style light oak wall and base units with stainless steel pillar handles. Further glazed units for display purposes. Pot Belfast sink with mixer tap.

Tall unit housing the electric double oven. Induction hob inset into granite effect work surfaces. Extractor fan with light. Concealed lighting. Integrated fridge/freezer. Integrated dishwasher. Plumbed for automatic washing machine. Double panelled central heating radiator. Single panelled central heating radiator. Five double power points plus those concealed serving the electrical appliances. Ceiling down-lighters. Ceiling coving. Ceiling fan/light. Complimentary tiling. Upvc French doors with matching glazed side panel lead to the rear garden. Half glazed Upvc door leading to the rear garden. Laminate flooring.



Kitchen/diner:



Kitchen/diner:



Kitchen/diner:



Staircase:

First floor landing:

Window allowing natural light.



Bedroom no.1 rear double:

19'6"max x 13'11" (5.94mmax x 4.24m)

Two single panelled central heating radiators. Two double power points.
Ceiling coving. Ceiling rose.



Bedroom no.1 rear double:



Bedroom no.1 rear double:



Bedroom no.1 rear double:

Bedroom no.1 rear double:



Bedroom no.1 rear double:



Bedroom no.2 rear double:

16'1"max x 11'5"max (4.90mmax x 3.48mmax)

Two single panelled central heating radiators. Two double power points.
Ceiling coving. Plaster ceiling rose.



Bedroom no.2 rear double:



Bedroom no.2 rear double:



Bedroom no.3 front double:

11'4" max x 11'7" (3.45m max x 3.53m)

Single panelled central heating radiator. Two double power points. Ceiling coving. Ceiling down-lighters.



Bedroom no.3 front double:



Bathroom:

9'6" x 7'9" (2.90m x 2.36m)

Fully tiled to compliment the square bath with centre Victorian shower mixer taps, pedestal wash-hand basin and low flush W.C. Separate glazed shower compartment housing the electric shower. Modern chrome ladder style radiator/towel rail. Laminate flooring.

**Bathroom:****Exterior:**

The front of the property is laid to block paving which allows off street parking. Adjacent to the side of the property is a pedestrian gate which gives access to the large rear garden which is predominately laid to lawn with a flagged patio area and is bounded by timber fencing with concrete posts. Garden store.



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 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.

