

**FOR  
SALE**



**44 ROBERTS AVENUE**  
**CONISBROUGH**  
**DN12 2DD**

**OFFERS AROUND £135,000**

- |                       |                      |
|-----------------------|----------------------|
| ■ Semi-detached House | ■ Three Bedrooms     |
| ■ Gas Central Heating | ■ Double Glazing     |
| ■ Lounge/diner        | ■ Kitchen            |
| ■ Gardens             | ■ Off-street Parking |
| ■ Council Tax Band A  | ■ E.P.C Rating D     |

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Registered in England No. 01758008

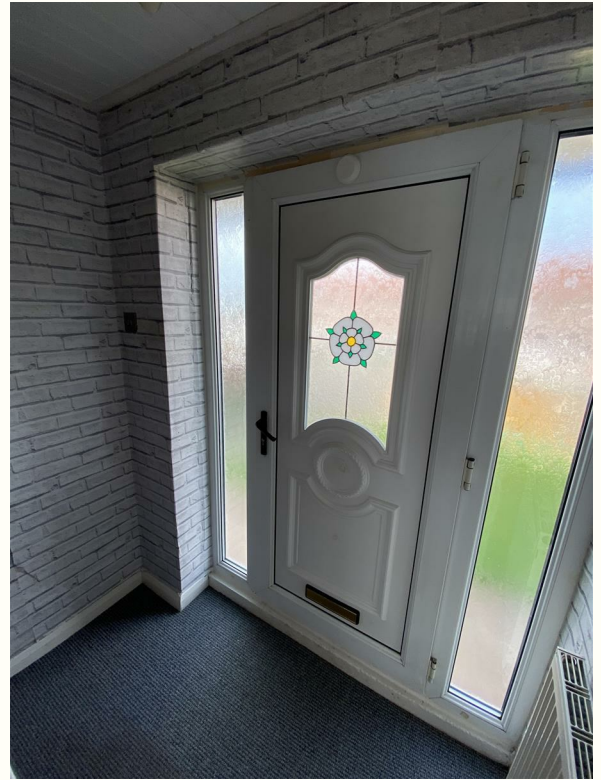
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**Briefly comprising:****Entrance:**

Upvc entrance door with glazed side panels leads to:

**Entrance hallway:**

Staircase leading off. Single panelled central heating radiator.

**Kitchen:**

*16'1"max x 8'10"max (4.90mmax x 2.69mmax)*

Fitted with a range of wall and base units. 1.1/2 bowl stainless steel sink unit with mixer tap. Tall unit housing the electric oven. Gas hob inset into granite effect work surfaces. Extractor fan above. Single panelled central heating radiator. Two double power points plus those concealed serving the electrical appliances. ceiling down-lighters. Ceiling coving. Built-in cupboard housing the combination boiler which serves both the central heating system and the domestic hot water supply.



### Kitchen:



### Kitchen:



### Lounge/diner:

19'2"max x 12'10"max (5.84mmax x 3.91mmax)

The focal point of this room is the wall mounted log effect electric fire. Further multi-fuel log burner. Single panelled central heating radiator. One double power point. Two single power points. Ceiling coving. Ceiling fan/light. French doors leading to the rear garden.





Lounge/diner:



Lounge/diner:



Lounge/diner:



Staircase:

**First floor landing:**

Tongue & grooved ceiling. Ceiling coving. Window allowing natural light.



**First floor landing:**



**Bedroom no.1 front double:**

12'10"max x 10'9"max (3.91mmax x 3.28mmax)

Single panelled central heating radiator. One double power point. Tongued & grooved ceiling. Ceiling coving. Wall light

**Bedroom no 1 front double:****Bedroom no.2 rear double:**

13'8" x 9'3" (4.17m x 2.82m)

Single panelled central heating radiator. Two single power points. Tongue & grooved ceiling. Ceiling coving.





### Bedroom no 2 rear double:



### Bedroom no.3 front:

10'10"max x 9'1"max (3.30mmax x 2.77mmax)

Single panelled central heating radiator. One single power point. Tongue & grooved ceiling. Twin aspect windows.



### Bedroom no 3 front:



**Shower room:**

8'3" x 4'8" (2.51m x 1.42m)

Fully tiled and fitted with a shower compartment housing the electric shower, vanity wash-hand basin with mixer tap and low flush W.C. Single panelled central heating radiator. Tongue & grooved ceiling.

**Exterior:**

Double wrought iron gates at the front of the property give vehicular access onto a concrete hard-standing which allows off-street parking. The front garden is laid to lawn and bounded by timber fencing with concrete posts. A timber gate gives access to the rear garden which is predominately laid to lawn with a flagged patio area, bounded by timber fencing with concrete posts. Brick built garden store. Courtesy garden tap. Security lighting.

**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 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.

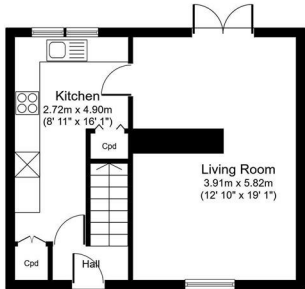
**Money laundering:**

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.

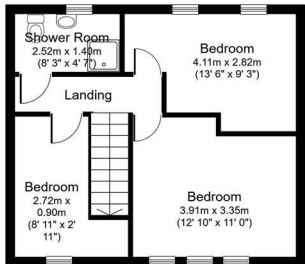
Floor-plan:

44 Roberts Avenue, Conisbrough, DONCASTER,  
DN12 2DD

Total floor area 78.3 sq.m. (843 sq.ft.) approx



Ground Floor



First Floor

Floor plans are for identification purposes only.  
All measurements are approximate. Created using Vision Publisher™

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		
	59	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	