

**FOR
SALE**



128 DAYLANDS AVENUE
CONISBROUGH
DN12 2NR

OFFERS AROUND £125,000

- Semi-detached House
- Gas Central heating
- Lounge
- Private Rear Garden
- Council Tax Band A
- Three Bedrrooms
- Upvc Double Glazing
- Fitted Kitchen
- Off-street Parking
- E.P.C Rating C

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

Entrance:

Upvc door leading to:



Entrance hallway:

Staircase leading off. One single power point. Smoke alarm.

Lounge:

12'11"max x 11'11"max (3.94mmax x 3.63mmax)

Double panelled central heating radiator. Two double power points. One single power point. Laminate flooring.



Lounge:**Lounge:****Kitchen:**

10'10" x 9'8"max (3.30m x 2.95mmax)

Fitted with a range of cream wall and base units with stainless steel pillar handles. Acrylic single drainer sink unit with mixer tap. Tall unit housing the electric oven. Induction hob inset into wood effect work surfaces. Extractor fan above with light. Plumbed for automatic washing machine. Integrated fridge/freezer. Three double power points. One single power point. Cooker point. Pantry with window allowing natural light. Complimentary tiling. Laminate flooring. Upvc door leading to the rear garden.



Kitchen:



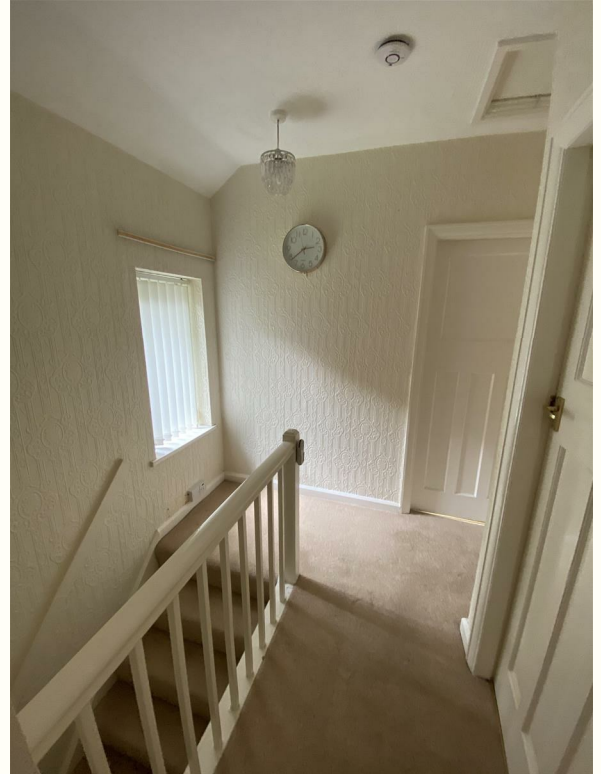
Kitchen:



Staircase:

First floor landing:

Spindled balustrade. Loft hatch. Smoke alarm. Window allowing natural light.



First-floor landing

Bedroom no.1 front double:

11'11"max x 9'11" (3.63mmax x 3.02m)

Single panelled central heating radiator. One single power point.

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

9'11" x 7'1"min (3.02m x 2.16mmin)

Built-in cupboard housing the combination boiler which serves both the central heating system and the domestic hot water supply. Single panelled central heating radiator. One single power point.



Bedroom no.3 rear:

7'10" x 6'7" (2.39m x 2.01m)

Single panelled central heating radiator. One single power point.

**Shower room:**

Fitted with a separate glazed shower compartment housing the electric shower. Pedestal wash-hand basin and low flush W.C. Single panelled central heating radiator. Complimentary tiling.



Exterior:

Double wrought iron gates to the front of the property gives vehicular access on to a block paved driveway allowing off-street parking. The private and enclosed rear garden is mainly laid to lawn with a selection of plants, trees and shrubs and is bounded by hedging. Timber garden shed. Outside toilet. Storage cupboard.



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.

Floor-plan:

128 Daylands Avenue, Conisbrough, DONCASTER, DN12 2NR



Floor plans are for identification purposes only.
All measurements are approximate.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	70	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	