

**FOR
SALE**



AVALON DENABY LANE
OLD DENABY
DN12 4JX

OFFERS OVER £350,000

- Detached Bungalow
- G.C.H & Upvc D.G
- Kitchen & Conservatory
- Private Rear Garden
- Council Tax Band D
- Three Bedrooms
- Lounge & Sept Dining Room
- En-suite & Family Bathroom
- Double Garage & Off-street Parking
- E.P.C Rating D

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR

Registered in England No. 01758008

TELEPHONE (01709) 864414

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



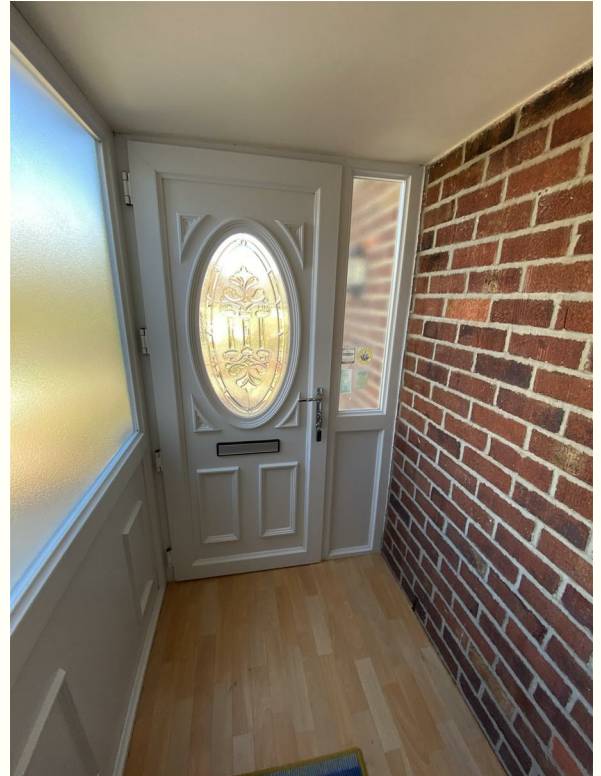
Briefly comprising:

Entrance:

Upvc door leading to:

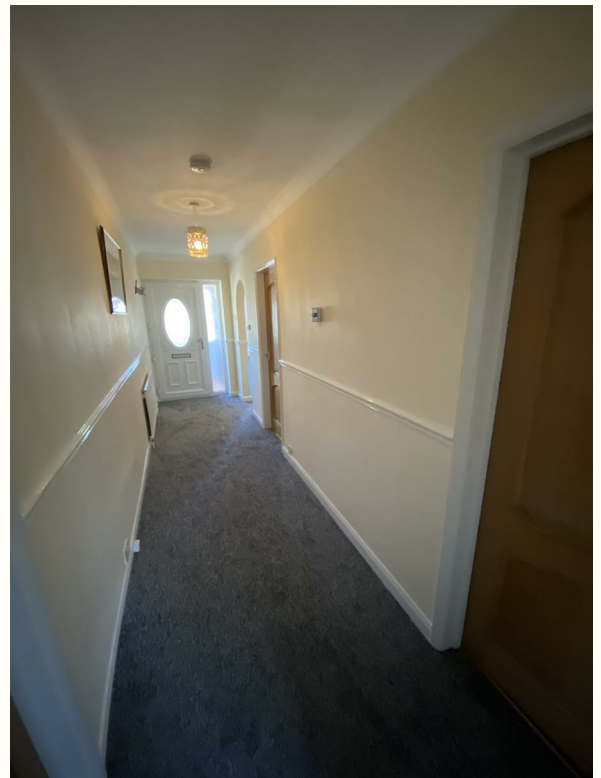
Porch:

Laminate flooring. Upvc door leading to:

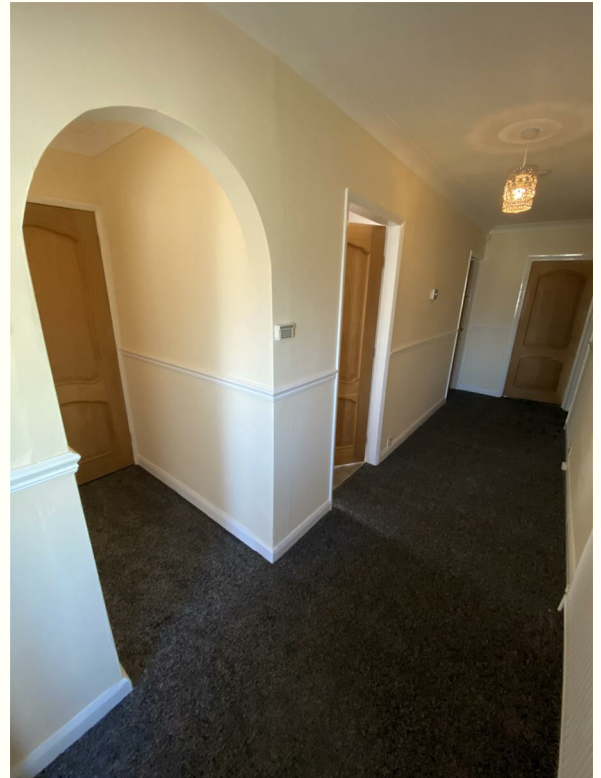


Entrance hallway:

Double panelled central heating radiator. One double power point. Dado rail. Smoke alarm.



Entrance hallway:



Lounge:

15'8" x 11'11" (4.78m x 3.63m)

The focal point of this room is the marble fire surround with slightly raised marble hearth housing the coal effect electric fire. Double panelled central heating radiator. Three double power points. Plaster ceiling rose. Decorative ceiling moulding. Ceiling coving. One single power point. Bay window. Double timber doors leading to:



Lounge:



Lounge:



Dining room:

11'10" x 11'8" (3.61m x 3.56m)

Single panelled central heating radiator. Three single power points. Plaster ceiling rose. Ceiling coving. Decorative ceiling moulding.



Dining room:



Kitchen:

12'8" x 11'1" (3.86m x 3.38m)

Fitted with a range of cream wall and base units. Single drainer stainless steel sink unit with mixer tap. Built-under double oven. Ceramic hob inset into wood effect work surfaces. Extractor fan. Double panelled central heating radiator. Five double power points plus those concealed serving the electrical appliances. Complimentary tiling. Karndean flooring. Stable style Upvc door leads to:



Kitchen:



Kitchen:



Kitchen:



Conservatory:

15'7" x 14'10" (4.75m x 4.52m)

Air conditioning unit. Three double power points. Double panelled central heating radiator. Telephone point. Wall lights. Upvc French doors leading to the rear garden.



Conservatory:



Conservatory:



Inner hallway:
One double power point. Ceiling coving.



Inner hallway:



Master bedroom front double:

19'1" x 14'2" (5.82m x 4.32m)

Double panelled central heating radiator. Four double power points. T.V aerial point. Telephone point. Built-in storage cupboard with on double power point. Bay window.



Master bedroom front double:



Master bedroom front double:



En-suite:

7'10" x 6'8" (2.39m x 2.03m)

Fully tiled and fitted with a glazed shower compartment housing the power shower. Wall mounted wash-hand basin with mixer tap, low flush W.C and bidet. Double panelled central heating radiator. Extractor fan. Ceiling down-lighters.



En-suite:



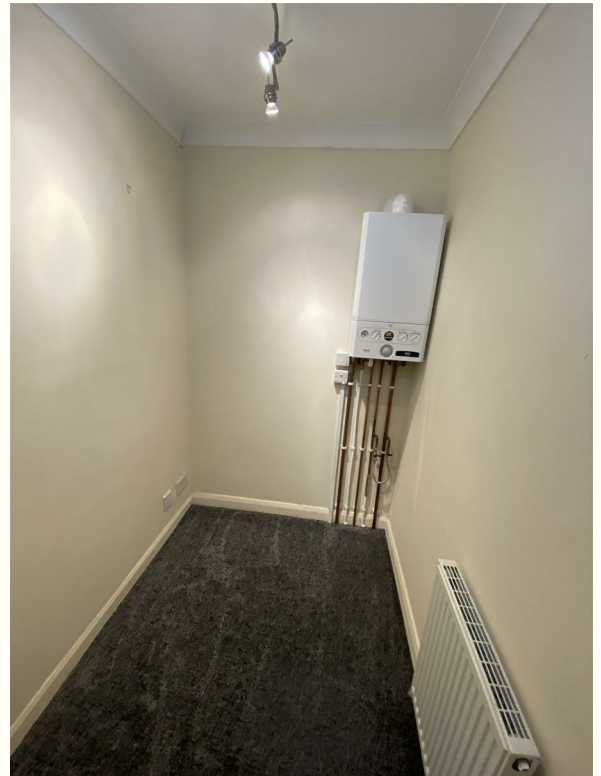
En-suite:



Office:

6'1" x 4'9" (1.85m x 1.45m)

Single panelled central heating radiator. One double power point. Telephone point. Ceiling coving. Wall mounted Ideal combination boiler which serves both the central heating system and the domestic hot water supply.



Garage:

21'3" x 19'3" (6.48m x 5.87m)

Electric roller shutter door. Power and light. An entrance leads to a further area which measures approximately 11'5" x 8'0".



Garage:



Garage:



Garage:



Garage:



Bedroom no.2 rear double:

15'4" x 11'3" (4.67m x 3.43m)

Single panelled central heating radiator. Two double power points. Telephone point. Loft hatch with ladder leading to the part boarded out loft with light.



Bedroom no.2 rear double:



Bedroom no.2 rear double:



Bedroom no.3 rear:

8'6" x 7'11" (2.59m x 2.41m)

Single panelled central heating radiator. One double power point. One single power point.



Bedroom no.3 rear:



Bathroom:

10'3" x 7'3" (3.12m x 2.21m)

Fully tiled to compliment the bath with mixer tap, vanity unit housing his & hers wash-hand basins and low flush W.C. separate shower compartment housing the power shower. Double panelled central heating radiator. Extractor fan. Ceiling down-lighters.



Bathroom:



Bathroom:



Exterior:

Double wrought iron gates to the front of the property give vehicular access onto a block paved driveway which leads to the double garage and allows ample off-street parking. The front garden has pebbled borders of plants, trees and shrubs and is bounded by brick walling with wrought iron railings between brick built pillars. Adjacent to the side of the property is a pedestrian footpath which leads to the private rear garden which has a flagged patio area, steps lead to a higher tier which is laid to lawn, bounded by timber fencing with concrete posts.



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 D.

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.

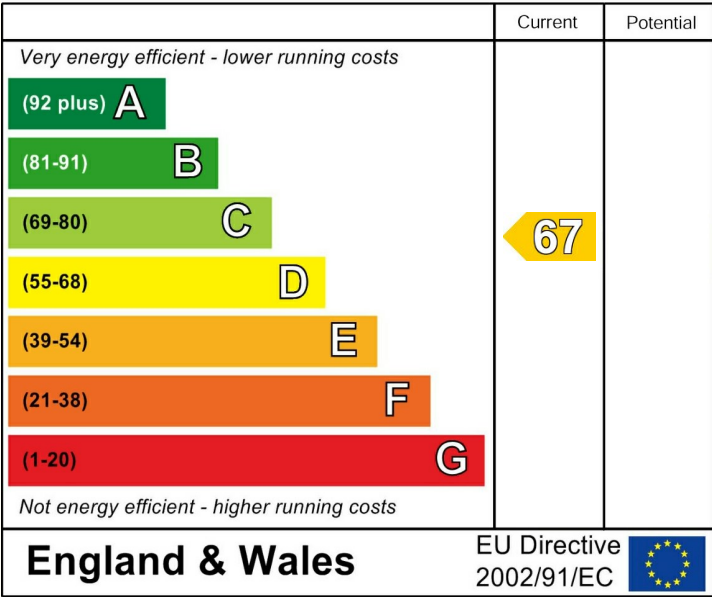
Making an offer:

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.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating

