

**FOR
SALE**



46 SILVERWOOD VIEW
CONISBROUGH
DN12 2NU

OFFERS AROUND £79,995

- Mid Terraced House
- Solid Fuel Heating
- Lounge & Sep Dining Room
- Rear Garden
- Council Tax Band A
- Two Double Bedrooms
- Double Glazing
- Fitted Kitchen
- Garage
- E.P.C. Rating E



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Briefly comprising:**Entrance:**

Composite door with glazed light above leading to:

Lounge:

15'3"exc bay x 14'5"max (4.65mexc bay x 4.39mmax)

The focal point of this room is the timber fire surround with tiled back plate and slightly raised tiled hearth housing the solid fuel fire. Single panelled central heating radiator. Two double power points. T.V aerial point. Ceiling coving. Spindled staircase leading off.

Dining room:

14'3"max x 12'7"max (4.34mmax x 3.84mmax)

Double panelled central heating radiator. Two double power points. Dado rail. Ceiling coving. Under-stairs storage cupboard.

Kitchen:

14'0" 7'1" (4.27m 2.16m)

Fitted with a range of light oak wall and base units with stainless steel handles. Further glazed units for display purposes. 1.1/2 bowl stainless steel sink unit with mixer tap.

Built-under electric oven. Ceramic hob inset into granite effect work surfaces. Canopy extractor fan above. Plumbed for automatic washing machine. Double panelled central heating radiator. Two double power points. One single power point. Cooker point plus those concealed serving the electrical appliances. Twin aspect windows. Composite door leading to the rear garden.

Staircase:**First floor landing:**

Single panelled central heating. One double power point.

Bedroom no.1 front double:

14'4"max x 11'8"min (4.37mmax x 3.56min)

Double panelled central heating radiator. One double power point. Ceiling coving. Loft hatch. Built-in cupboard housing the jacketed cylinder. Laminate flooring.

Bedroom no.2 rear double:

12'9" x 10'9" (3.89m x 3.28m)

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

Bathroom:

10'5" x 7'1" (3.18m x 2.16m)

Fitted with a sunken bath, vanity wash-hand basin with mixer tap and push button low flush W.C. Electric shower over bath with folding glazed shower screen. Shaver point. Storage cupboard. Complimentary tiled sheeting.

Exterior:

The rear garden is laid to lawn. Concrete sectional garage. with-up-and-over door. Rear service road.

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.

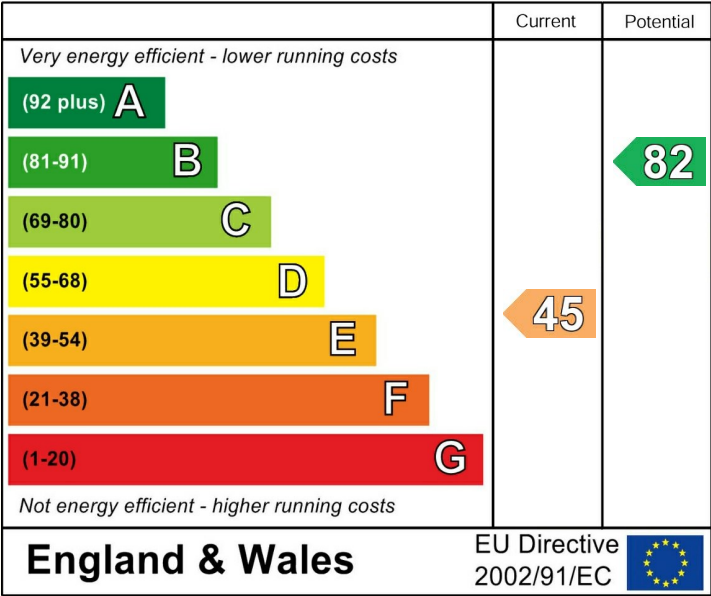
Money laundering:

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:



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

