

**FOR
SALE**



25 DENABY AVENUE
CONISBROUGH
DN12 3NL

OFFERS AROUND £145,000

- Mid Town House
- Gas Central Heating
- Lounge
- Off-street Parking
- Council Tax Band A
- Three Double Bedrooms
- Upvc Double Glazing
- Kitchen
- Enclosed Rear Garden
- E.P.C. Rating E



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Briefly comprising:**Entrance:**

Half glazed Upvc door leading to:

Porch:

Georgia timber door leading to:

Entrance hallway:

Spindled dog-leg staircase leading off. Single panelled central heating radiator. Telephone point. Under-stairs storage cupboard with window allowing natural light. Built-in storage cupboard.

**Entrance hallway:**

Lounge:

16'2"max x 12'11 (4.93mmax x 3.94m)

The focal point of this room is the timber fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire. Two single panelled central heating radiators. One double power point. One single power point. Ceiling coving. Dado rail. Twin aspect windows.



Lounge:



Lounge:



Kitchen:

12'4"max x 9'2" (3.76mmax x 2.79m)

Fitted with a range of wall and base units. Single drainer stainless steel sink unit. Plumbed for automatic washing machine. Double panelled central heating radiator. Two double power points. Complimentary tiling. Half glazed Upvc door leading to the rear garden.

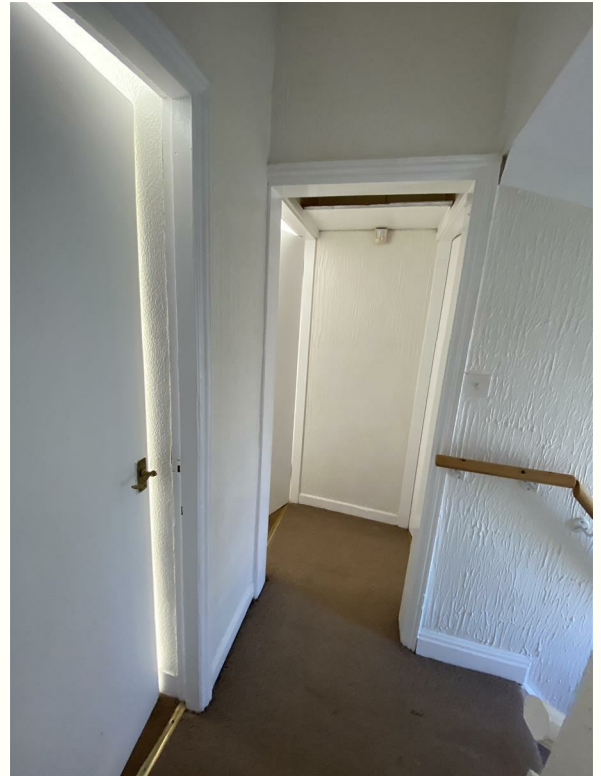
**Kitchen:****Staircase:**

Window allowing natural light.



First floor landing:

Ceiling coving. Loft hatch. Smoke alarm.

**Bedroom no.1 rear double:**

12'10"max x 7'8"max (3.91mmax x 2.34mmax)

Single panelled central heating radiator. Two single power points.

**Bedroom no.1 rear double:**

Bedroom no.1 rear double:



Bedroom no.2 rear double:

12'10" x 7'8" (3.91m x 2.34m)

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



Bedroom no.2 rear double:



Bedroom no.3 front double:

12'11"max x 8'2"max (3.94mmax x 2.49mmax)

Single panelled central heating radiator. One double power point.



Bedroom no.3 front double:



Bathroom:

9'10"max x 8'2"max (3.00mmax x 2.49mmax)

Fitted with a twin hand grip panelled bath, pedestal wash-hand basin and low flush W.C. Single panelled central heating radiator. Built-in storage cupboard. Complimentary tiling.



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

Double timber gates at the front of the property give vehicular access on to a flagged driveway which allows off-street parking. The front garden is laid to decorative grey slate chippings bounded by privet hedging. A shared passageway adjacent to the side of the property leads to the private and enclosed rear garden which is laid to lawn with a flagged patio area and a selection of mature trees and plants and is bounded by timber fencing with concrete posts. Brick-built garden store.



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

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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