

**FOR
SALE**



6 WELFARE AVENUE
CONISBROUGH
DN12 3NH

OFFERS AROUND £240,000

- Detached Bungalow
- G.C.H & Upvc D.G
- Fitted Kitchen
- Gardens front & rear
- Council Tax Band C
- Three Bedrooms
- Lounge/diner
- Family Bathroom & En-suite
- Garage
- E.P.C Rating D

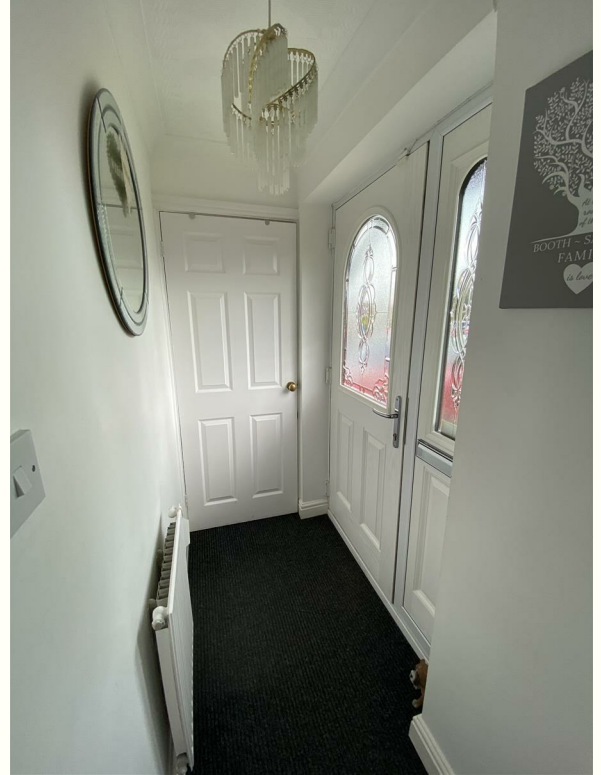
GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
32/34 CHURCH STREET, CONISBROUGH, DONCASTER DN12 3HR
Registered in England No. 01758008
TELEPHONE (01709) 864414
E.MAIL: karen.myers@dunstanproperty.co.uk

Briefly comprising:**Entrance:**

Half glazed composite door with matching side panel leading to:

Entrance hallway:

Single panelled central heating radiator. One single power point. Ceiling coving. Built-in cupboard for useful storage.

**Lounge/diner:**

21'0" x 11'7" (6.40m x 3.53m)

The focal point of this room is the Solid Oak fire surround with slightly raised marble hearth housing the coal effect gas fire with stainless steel trim and fender. Double panelled central heating radiator. Single panelled central heating radiator. Four double power points with USB charging points. One single power point. T.V aerial point. Telephone point. Ceiling coving. Bow window.



Lounge/diner:



Lounge/diner:



Lounge/diner:



Kitchen:

12'2"min x 7'10" (3.71mmin x 2.39m)

Fitted with a range of white wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit with mixer tap. Tall unit housing the electric high level oven. Gas hob inset into wood effect work surfaces. Stainless steel canopy extractor fan with light. Plumbed for automatic washing machine. Plumbed for dishwasher. Fully tiled. Single panelled central heating radiator. Ceiling coving. Built-in cupboard for useful storage. Half glazed Upvc door leading to the side of the property.



Kitchen:

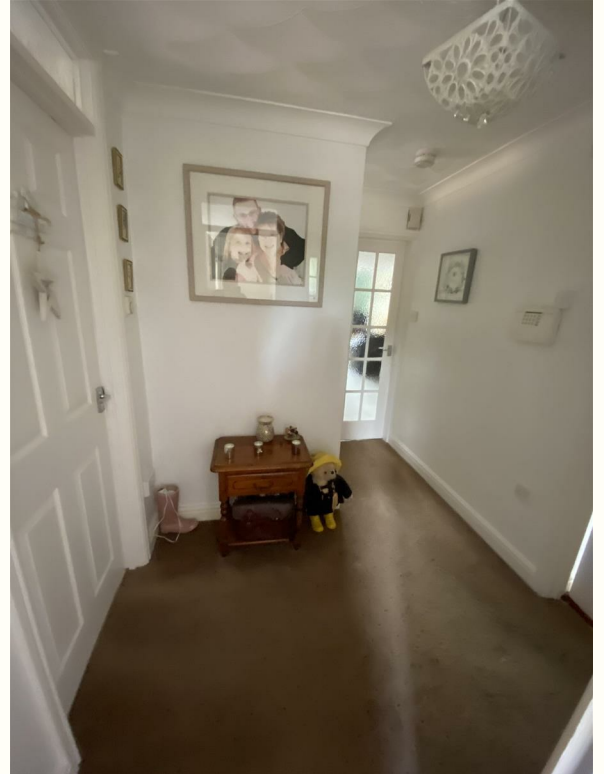


Kitchen:



Inner hallway:

One double power point. One single power point. Ceiling coving. Alarm panel. Central heating thermostat. Loft hatch with ladder leading to the partly board out loft with light.



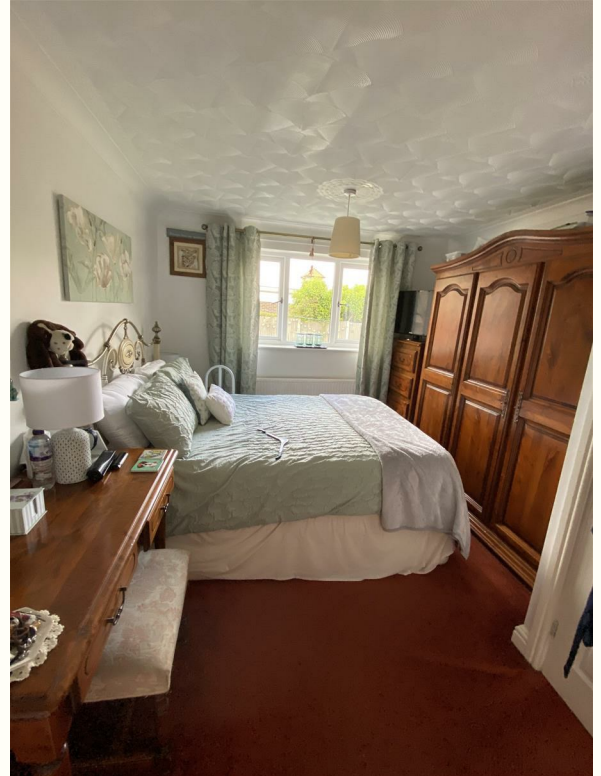
Inner hallway:



Bedroom no.1 rear double:

11'9"max x 10'2"max (3.58mmax x 3.10mmax)

Single panelled central heating radiator. Four double power points. Ceiling coving.



Bedroom no.1 rear double:



Bedroom no.1 rear double:



En-suite:

6'10" x 5'5" (2.08m x 1.65m)

Fitted with a separate shower compartment housing the electric shower. Pedestal wash-hand basin and low flush W.C. Extractor fan. Single panelled central heating radiator. Fully tiled. Amtico flooring.

**En-suite:**

Bedroom no.2 rear double:

9'4" x 8'7" (2.84m x 2.62m)

Single panelled central heating radiator. Two double power points.



Bedroom no.2 rear double:



Bedroom no.3 side:

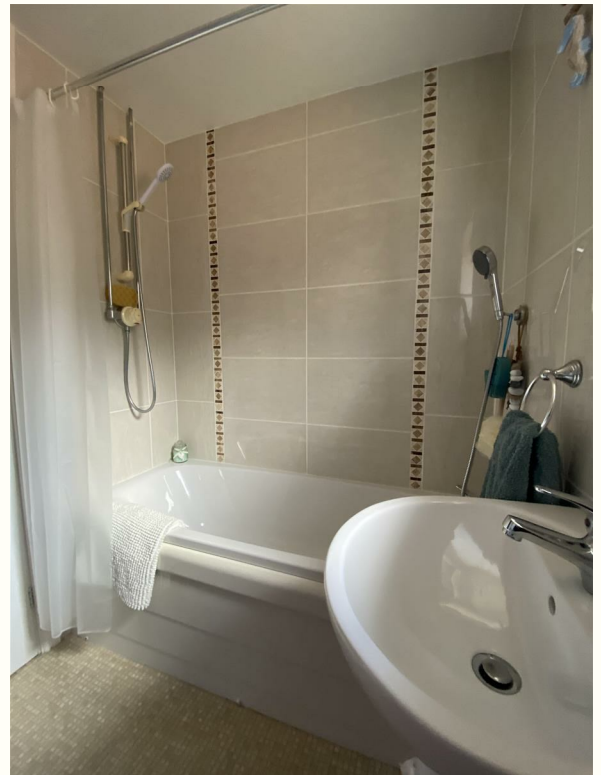
9'4" x 6'6" (2.84m x 1.98m)

Single panelled central heating radiator. Two double power points. Ceiling coving.



Bathroom:

Fully tiled to complement the white panelled bath, pedestal wash-hand basin with mixer tap and push button low flush W.C. Mains fed shower over bath with rail and curtain. Single panelled central heating radiator. Extractor fan.

**Bathroom:**

Exterior:

Double wrought iron gates give vehicular access on to a concrete driveway which allows ample off-street parking. The front garden is predominately laid to lawn with a selection of plants, shrubs and trees, bounded by brick walling. Further double wrought iron gates adjacent to the side of the property lead to the brick built detached garage with apex roof, up-and-over door, power and light. A high wrought iron gate gives access from the drive to the enclosed and private rear garden which is laid to artificial turf with a landscape patio area and ornamental fish-pond and is bounded by brick walling and timber fencing with concrete posts. On side drive garden tap. Security cameras and burglar alarm.

**Exterior:**

Exterior:



Exterior:



Exterior:



Exterior:



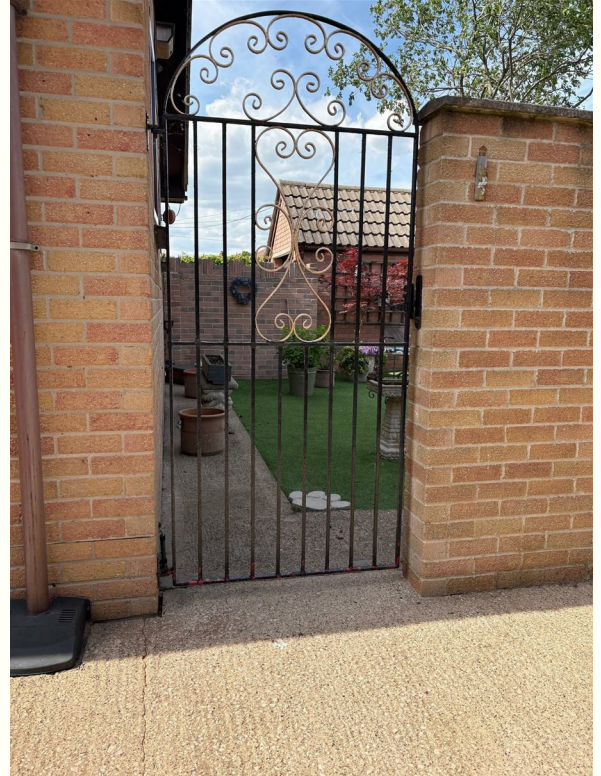
Exterior:



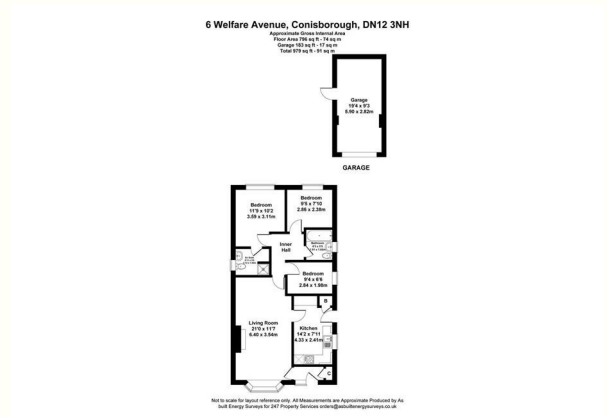
Exterior:



Exterior:



Floor-plan:



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 C.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	83
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC 	