

**FOR  
SALE**



**13 MARCH STREET**  
**CONISBROUGH**  
**DN12 2LY**

**OFFERS AROUND £99,995**

- Mid Terraced House
- Gas Central Heating
- Lounge
- Kitchen
- Council Tax Band A
- Three Bedrooms
- Upvc D.G
- Sept Dining Room
- Rear Elevation
- E.P.C Rating E



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## Briefly comprising:

### Entrance:

Upvc entrance door leading to:

### Lounge:

*12'3" x 12'1"max (3.73m x 3.68mmax )*

The focal point of this room is the timber fire surround with Victorian tiled back plate and tiled slightly raised hearth housing the coal effect gas fire. Double panelled central heating radiator. Two double power points. Ceiling coving. Laminate flooring.



### Lounge:



### Inner hallway:

Staircase leading off.

### Dining room:

*12'2" x 10'6" (3.71m x 3.20m)*

Fitted with a timber fire surround housing the coal effect electric fire. Single panelled central heating radiator. Two double power points. Laminate flooring. Door leading to:



**Dining room:****Cellar:**  
With light.**Kitchen:**

10'6 x 7'4" (3.20m x 2.24m)

Fitted with a range of wall and base units. Single drainer stainless steel sink unit with mixer tap. Built-under electric oven. Ceramic hob inset into marble effect work surfaces. Wall mounted boiler which serves both the gas central heating system and the domestic hot water supply. Double panelled central heating radiator. Integrated dishwasher. Three double power points. One single power points plus those concealed serving the electrical appliances.



**Kitchen:**



**Passage:**

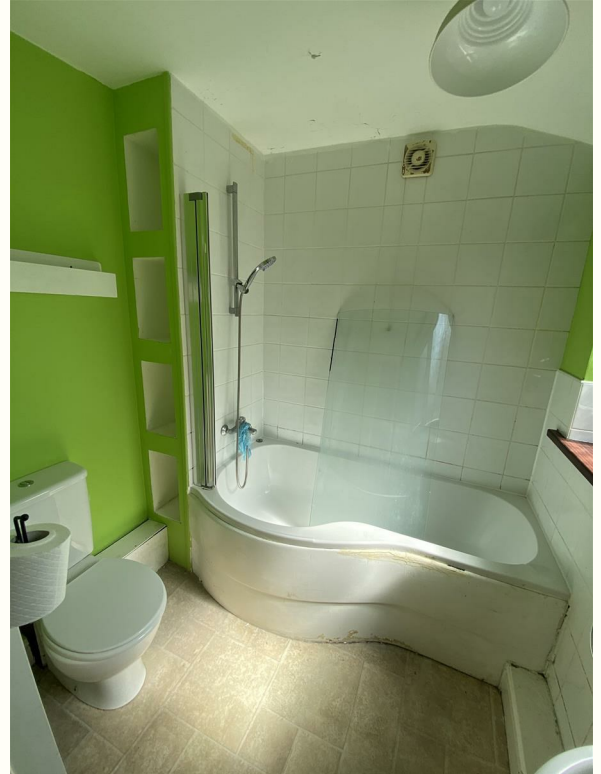
With window allowing natural light.





### Groundfloor bathroom

Fitted with a P shaped bath with shower mixer tap, wall mounted wash-hand basin and push button low flush W.C. Double panelled central heating radiator. Shaver point. Extractor fan.



### Staircase:

### First floor landing:

### Bedroom no.1 front double:

12'2" x 12'1"max (3.71m x 3.68mmax )

Built-in robe with hanging rail. Single panelled central heating radiator. Two double power points.



### Bedroom no.1 front double:



**Bedroom no.2 rear double:**

12'2"max x 10'6" (3.71mmax x 3.20m )

Built-in robe with hanging rail. Single panelled central heating radiator. Two double power points. Ceiling coving.

**Bedroom no.2 rear double:****Further stairs:****Bedroom no.3 attic:**

17'7" x 12'2" (5.36m x 3.71m )

Centre spindled stairwell. Single panelled central heating radiator. Four double power points. Laminate flooring.

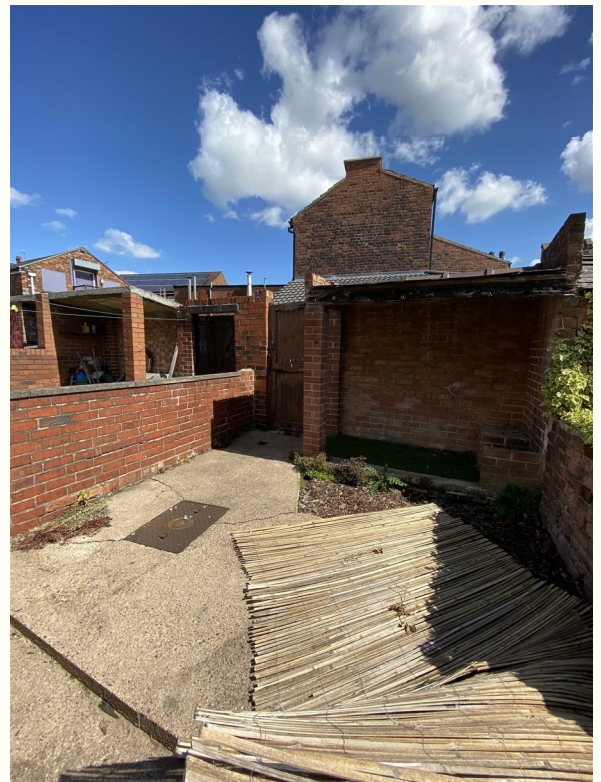


**Bedroom no.3 attic:**



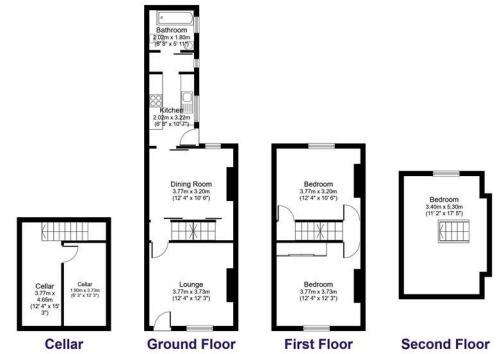
**Exterior:**

The enclosed rear elevation is laid to concrete and bounded by brick walling.



## Floor-plan:

13 March Street, Conisbrough, DONCASTER,  
DN12 2LY  
Total floor area 109.1 sq.m. (1,174 sq.ft.) approx



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

Created using Vision Publisher™

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>69</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	