

**FOR  
SALE**



**13 THIRLWALL AVENUE**  
**CONISBROUGH**  
**DN12 3JZ**

**OFFERS AROUND £170,000**

- Semi-detached House
- G.C.H & Upvc D.G
- Conservatory
- Gardens
- E.P.C Rating D
- Three Bedrooms
- Lounge
- Dining Room & Fitted Kitchen
- Double Garage
- Council Tax Band A

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**Briefly comprising:**

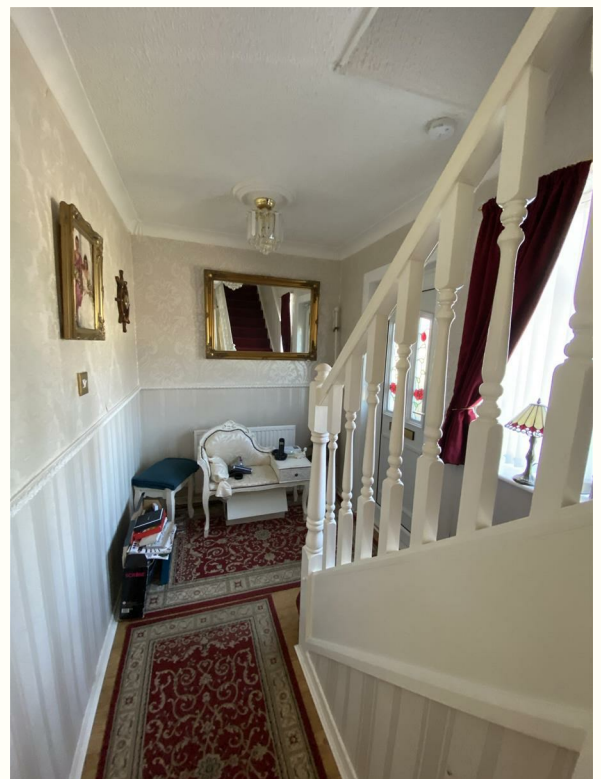
**Entrance:**

Upvc door leading to:



**Entrance hallway:**

Spindled staircase leading off. One double power point. One single power point. Ceiling coving. Ceiling rose. Dado rail. Under-stairs storage cupboard. Laminate flooring.



**Lounge:**

*13'4"max x 11'9"max (4.06mmax x 3.58mmax)*

The focal point of this room is the Louis design fire surround with marble back plate and slightly raised marble hearth. Single panelled central heating radiator. Two double power points. Egg & dart ceiling coving. Egg & dart dado rail. Wall lights. Laminate flooring. Upvc French doors with matching glazed side panels leads to:

**Lounge:****Conservatory:**

*11'1"max x 7'7"max (3.38mmax x 2.31mmax)*

Wall mounted electric heater. One double power point. Laminate flooring. Double French doors lead to the rear garden.





**Conservatory:**



**Dining room:**

10'9" x 7'11" (3.28m x 2.41m)

Double panelled central heating radiator. One single power point. Plaster ceiling rose. Ceiling coving. Laminate flooring. Arch-way leading to:



**Dining room:**



### Kitchen:

11'2" x 10'7" (3.40m x 3.23m)

Fitted with a range of cream shaker style wall and base units with stainless steel handles. Circular single drainer sink unit with mixer tap. Built-under double electric oven. Ceramic hob inset in to work surfaces above. canopy extractor fan with light. Integrated fridge & freezer. Integrated washer/dryer. Four double power points. One single power point plus those concealed serving the electrical appliances. Cooker point. Plinth with down-lighters. Ceiling rose. Ceiling coving. Upvc door leading to the side of the property.



### Kitchen:



### Kitchen:

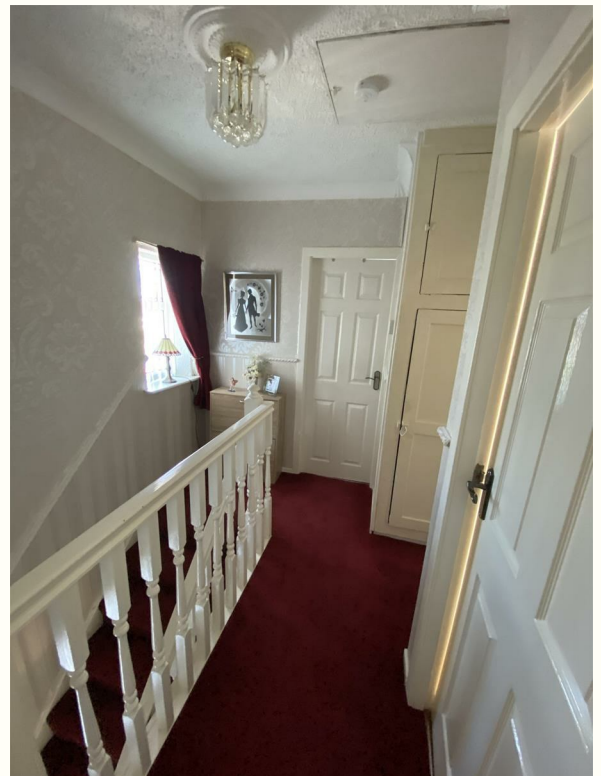


**Staircase:**



**First floor landing:**

Spindled balustrade. Dado rail. Ceiling coving. Loft hatch. Smoke alarm. Airing cupboard housing the jacketed cylinder.





### Bedroom no.1 rear double:

13'5"max x 11'11"max (4.09mmax x 3.63mmax)

Single panelled central heating radiator. Two double power points. Ceiling fan/light. Ceiling rose.



### Bedroom no.1 rear double:

### Bedroom no.1 rear double:



### Bedroom no.2 rear double:

### Bedroom no.2 rear double:

11'3"max x 10'8"max (3.43mmax x 3.25mmax )

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



### Bedroom no 2 rear double:



### Bedroom no.3 front:

8'11" x 8'2" (2.72m x 2.49m)

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





### Bedroom.no.3 front:

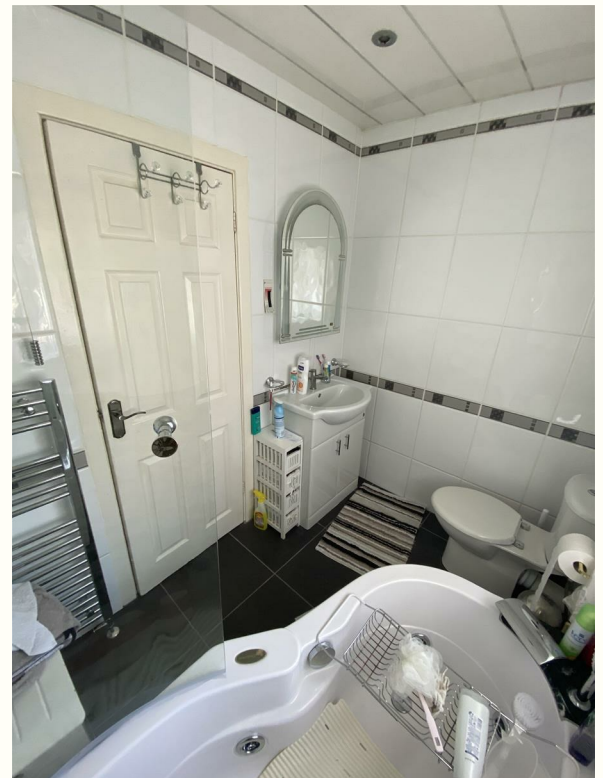


### Bathroom:

Fully tiled to compliment the Jacuzzi bath, vanity wash-hand basin and push button low flush W.C. Electric shower over bath with glazed shower screen. Tiled sheeting to ceiling with down-lighters. Ceramic tiled floor.



### Bathroom:



**Exterior:**

The front garden is mainly laid to block paving and is bounded by timber fencing with concrete posts. A shared driveway leads to double timber gates through which there is a car-port and double detached garage with apex tiled roof, up-and-over door, pit, power and light. The rear garden is predominantly laid to lawn with a selection of well established plants, trees and shrubs, 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 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.

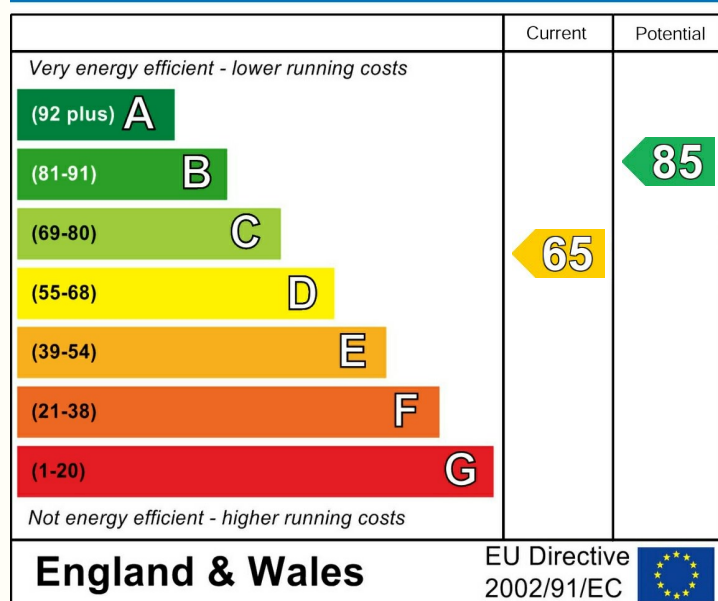
### Making an offer:

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.

#### Energy Efficiency Rating



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

