

**FOR
SALE**



191 DONCASTER ROAD
CONISBROUGH
DN12 3AN

OFFERS AROUND £210,000

- Dormer Detached Bungalow
- G.F.C.H
- Lounge
- Off-street Parking
- Council Tax Band C
- Two Bedrooms
- Upvc D.G
- Fitted Kitchen
- Gardens
- Energy Performance Rating D

Briefly comprising:

Entrance:

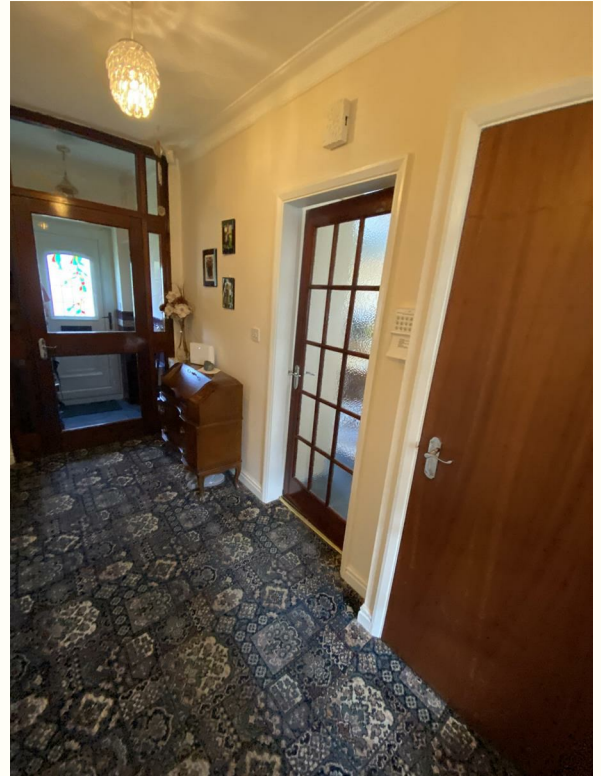
Upvc door leading to:

Porch:

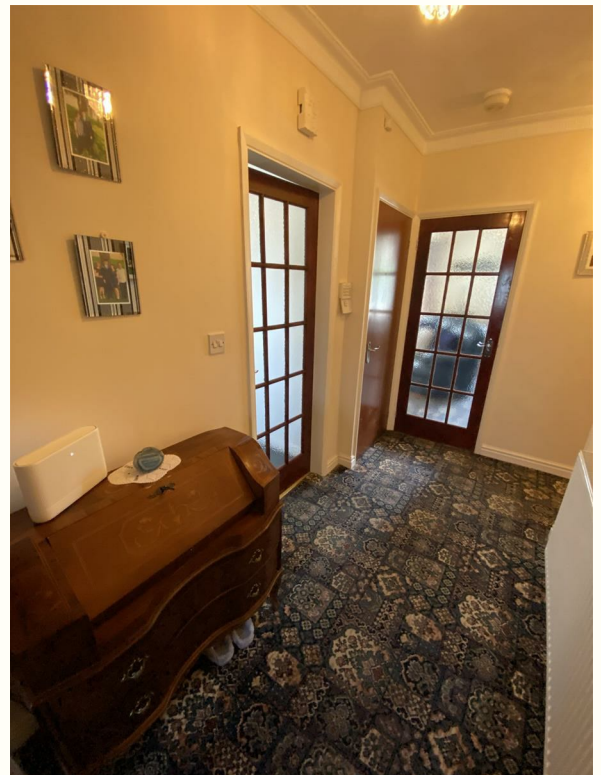
Ceiling coving. Complimentary Victorian style tiling to walls. Tiled floor. Timber door with matching glazed side panels leading to:

Entrance hallway:

Single panelled central heating radiator. One double power point. One single power point. Internet point. Ornate ceiling coving. Built-in cupboard for useful storage. Smoke alarm.



Entrance hallway:



Lounge:

23'1"max x 11'2"min (7.04mmax x 3.40mmin)

The focal point of this room is the stone feature wall with inset housing the coal effect living flame gas fire with tiled back plate, slightly raised tiled hearth and decorative lighting. Two single panelled central heating radiators. Three double power points. Two single power points. Three T.V aerial points. Ceiling coving. Wall lights. Twin aspect Georgian windows. Wrought iron spiral staircase. Upvc French doors leading to the rear garden.



Lounge:



Lounge:



Kitchen:

12'2" x 11'6" (3.71m x 3.51m)

Fitted with a range of birch wall and base units. Further glazed unit for display purposes. Black 1.1/2 bowl granite effect sink unit with mixer tap. Tall unit housing the gas double oven. Gas hob inset into granite effect work surfaces. Concealed lighting to wall units. Integrated fridge/freezer. Integrated automatic washing machine. Integrated dryer. Three double power points. Two single power points plus those concealed serving the electrical appliances. Wall mounted combination boiler which serves both the gas central heating system and the domestic hot water supply. Georgian bow window. Complimentary tiling. Ceramic tiled floor. Half glazed Upvc door leading to the side of the property.



Kitchen:



Bedroom no.1 front double:

11'7" x 10'3"exc robes (3.53m x 3.12mexc robes)

Fitted with a range of continental cherry built-in robes with stainless steel pillar handles, incorporating drawers, hanging rail and shelving. Single panelled central heating radiator. Two single power points. Ceiling coving. Wall lights. Georgian bow window.



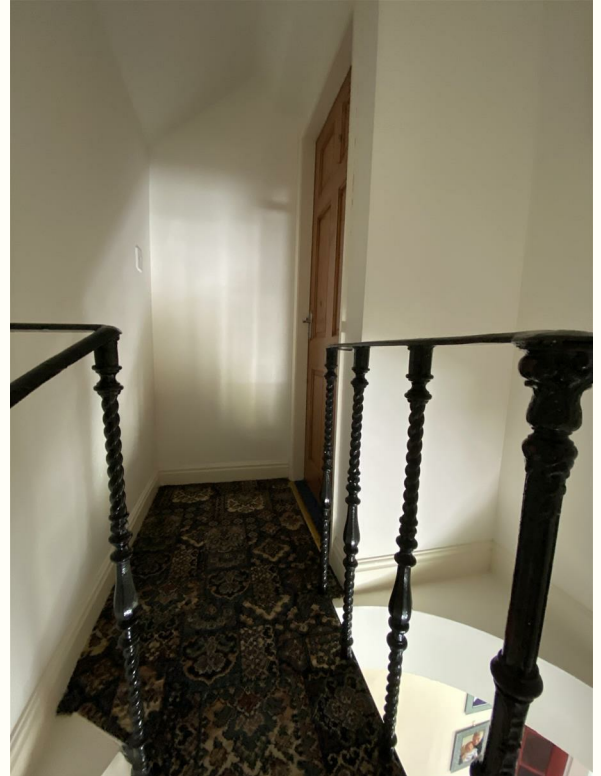
Bedroom no.1 front double:**Bathroom:**

Fully tiled to compliment the corner bath, vanity wash-hand basin with mixer tap and useful storage beneath and push button low flush W.C. Separate shower compartment housing the power shower. Single panelled central heating radiator. Ceiling down-lighters. Extractor fan. Upvc tongued and grooved ceiling. Ceramic tiled floor.

**Bathroom:****Staircase:**

Wrought iron spiral staircase.

First floor landing:
Smoke alarm.



Bedroom no.2 dormer:

11'9"max x 10'7"exc robes (3.58mmax x 3.23mexc robes)

Fitted with a range of melbury built-in robes incorporating drawers, hanging rail and useful shelving. Single panelled central heating radiator. Three double power points. Telephone point. T.V aerial point. Under-eaves storage.



Bedroom no.2 dormer:



Bedroom no.2 dormer:**En-suite W.C:**

Fully tiled and fitted with a pedestal wash-hand basin and push button low flush saniflow toilet. Extractor fan.

**Exterior:**

The front of the property has a block paved driveway allowing ample off-street parking. The front garden is laid to lawn with a selection of well established plants, trees and shrubs bounded by stone walling. A timber pedestrian gate adjacent to the side of the property leads to the rear garden via a flagged footpath. The private rear garden is laid to lawn with a selection of mature plants and shrubs. Ornate pond. Greenhouse. Concrete sectional garden store with power. security lighting.



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 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.

