

**FOR
SALE**



45 CROOKHILL ROAD
CONISBROUGH
DN12 2AE

REDUCED TO £284,995

- Detached House
- G.C.H & Upvc D.G
- Fitted Kitchen
- Modern Bathroom
- Council Tax Band C
- Three Bedrooms
- Lounge
- Conservatory
- Private Rear Garden
- Energy Performance Rating D

Briefly comprising:

Entrance:

Upvc door leading to:



Entrance hallway:

Staircase leading off. Double panelled central heating radiator. One double power point. Telephone point.



Lounge:

24'9"max x 11'5" (7.54mmax x 3.48m)

The focal point of this room is the marble fire surround with marble back plate and slightly raised marble hearth housing the stainless steel living flame electric fire. Two double panelled central heating radiators. Two double power points. Three single power points. T.V aerial point. Ceiling coving. Oak flooring. Sliding doors lead to:

**Lounge:****Lounge:**

Conservatory:

12'7" x 10'6" (3.84m x 3.20m)

Double panelled central heating radiator. Three double power points. Oak flooring. Upvc French doors lead to the rear garden.



Conservatory:



Conservatory:



Kitchen:

15'0" x 8'11"max (4.57m x 2.72mmax)

Fitted with a range of medium oak wall and base units with stainless steel pillar handles. Belfast pot sink with mixer tap. Tall unit housing the electric oven. Five ring gas hob inset into high gloss granite work surfaces with matching splash back and uplifts. Stainless steel extractor fan with light. Matching unit housing the American style fridge/freezer. Integrated washing machine. Wine cooler. Graphite wall mounted modern radiator. Two double power points. Three single power points plus those concealed serving the electrical appliances. Ceiling down-lighters. Wall unit housing the boiler which serves both the gas central heating system and the domestic hot water supply. Under-stairs storage cupboard for useful storage. Kardean flooring.

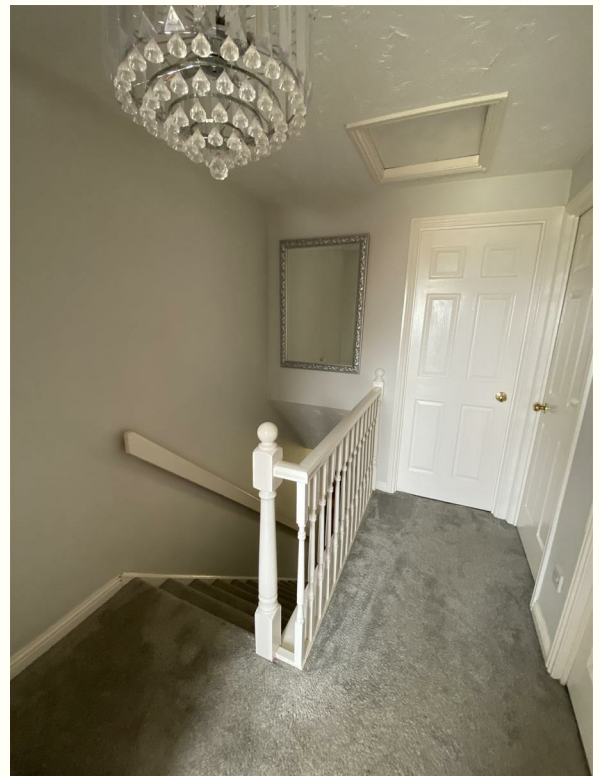
**Kitchen:****Kitchen:****Staircase:**

First floor landing:

Spindled balustrade. One single power point. Loft hatch.



First Floor Landing:



Bedroom no.1 rear double:

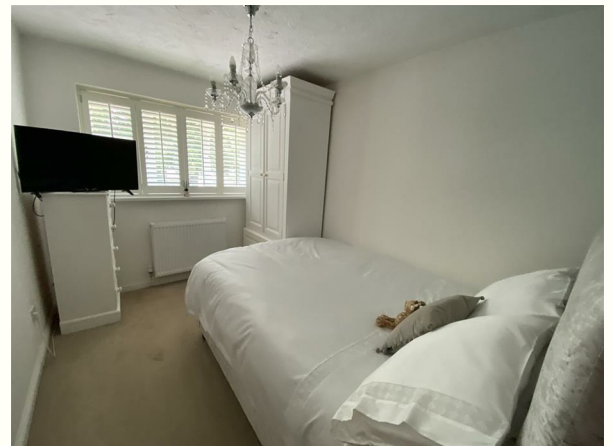
11'4" x 8'1" (3.45m x 2.46m)

Fitted with mirrored built-in robes. Double panelled central heating radiator. Two double power points. One single power point.

**Bedroom no.1 rear double:****Bedroom no.2 front double:**

13'0"max x 8'0"max (3.96mmax x 2.44mmax)

Double panelled central heating radiator. Three single power points.



Bedroom no.2 front double:



Bedroom no.3 front:

10'0"max x 6'8" (3.05mmax x 2.03m)

Single panelled central heating radiator. One double power point. One single power point. Built-in cupboard with shelving for useful storage.



Bathroom:

Fully tiled to compliment the white freestanding double ended bath with concealed taps, vanity wash-hand basin with concealed mixer taps, concealed cistern low flush W.C. Concealed shower with head & handset over bath with glazed shower screen. Modern ladder style radiator/towel rail. Extractor fan. Mood lighting.9i Ceramic tiled floor.



Bathroom:



Bathroom:



Bathroom:



Exterior

The front of the property is open plan and laid to lawn with a tarmac driveway which allows off-street parking and leads to the integral garage with up-and-over door, power and light. A wrought iron gate adjacent to the side of the property leads to the private and enclosed rear garden which is laid to lawn with borders of well established plants and shrubs and is bounded by timber fencing with concrete posts. Attractive raised decked areas for seating. Courtesy garden tap.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



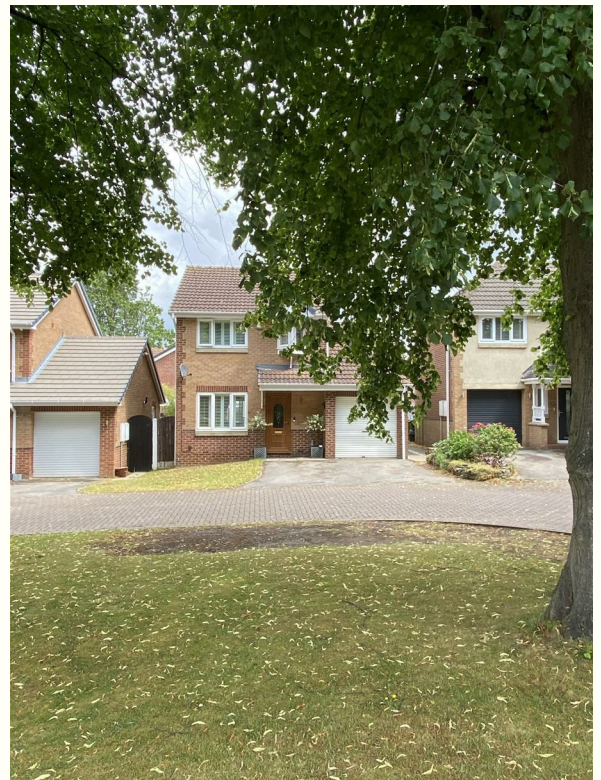
Exterior:



Exterior:



Exterior:



Tenure & possession freehold:

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water 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.

Floor-plan:

