

**FOR
SALE**



3 CASTLE CRESCENT
CONISBROUGH
DN12 3DT

OFFERS AROUND £209,995

- Semi-detached Bungalow
- Gas Central Heating
- Lounge
- Gardens
- Energy Performance Rating D
- Two Double Bedrooms
- Upvc Double Glazing
- Kitchen
- Off-street Parking
- Council Tax Band B

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 upvc side door leading to:

Kitchen:

10'10" x 8'6" (3.30m x 2.59m)

Fitted with a range of medium oak wall and base units. Single drainer stainless steel sink unit with mixer tap inset into granite effect work surfaces. Free standing electric cooker. Extractor fan with light above. Plumbed for automatic washing machine. Single panelled central heating radiator. Three double power points plus those concealed serving the electrical appliances. Ceiling coving. Smoke alarm.



Kitchen:



Kitchen:

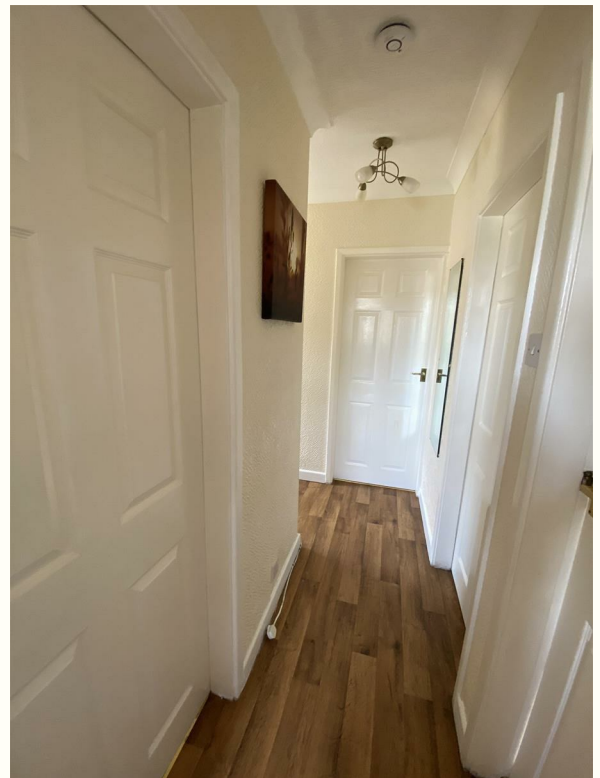


Kitchen:

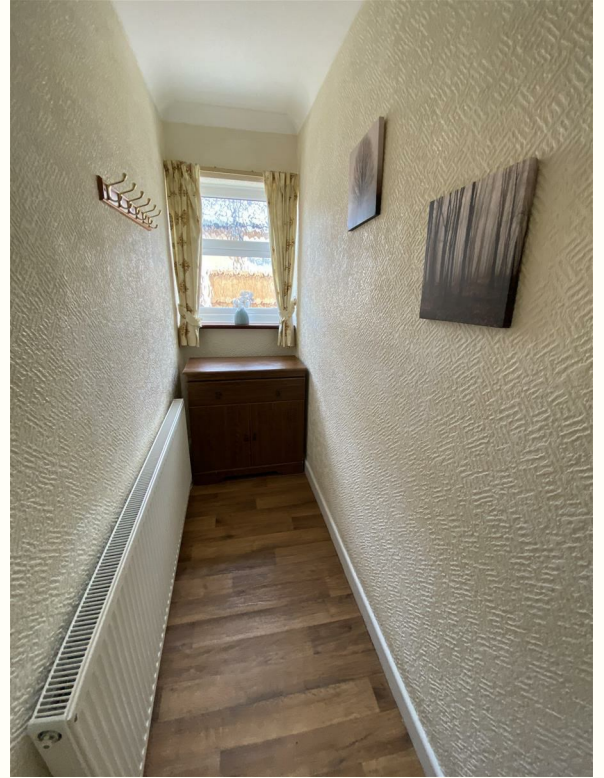


Inner hallway:

Single panelled central heating radiator. One single power point. Window allowing natural light. Ceiling coving. Loft hatch with ladder leading to the loft which houses the combination boiler which serves both the gas central heating system and the domestic hot water supply. .



Inner hallway:



Lounge:

15'9" maxx 11'10"max (4.80m maxx 3.61mmax)

The focal point of this room is the timber surround with marble back plate and slightly raised marble hearth housing the pebble effect electric fire. Single panelled central heating radiator. One double power point. Two single power points. Ceiling coving.



Lounge:



Lounge:



Lounge:



Bedroom no.1 rear double:

11'11" x 11'6" (3.63m x 3.51m)

Single panelled central heating radiator. Two double power points. Ceiling coving. Built-in cupboards for useful storage.



Bedroom no.1 rear double:



Bedroom no.2 front double:

10'11" x 9'10" (3.33m x 3.00m)

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



Bedroom no.2 front double:



Bedroom no.2 front double:



Bathroom:

7'6" 5'0" (2.29m 1.52m)

Fully tiled to compliment the white suite comprising: twin hand grip panelled bath, pedestal wash-hand basin and low flush W.C. Electric shower over bath with glazed shower screen. Single panelled central heating radiator. Ceiling coving.



Exterior:

At the front of the property there are double wrought iron gates which gives access to the tarmac driveway which allows off -street parking. the front garden is laid to lawn with a selection of plants and shrubs. The rear garden has a flagged patio area bounded by stone walling. Steps lead down to a lower tier which is laid to lawn with a selection of plants and shrub and bounded by timber fencing with concrete posts. Security lighting. Courtesy garden tap. Timber garden shed.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Front view:**Rear view:****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 B.

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.

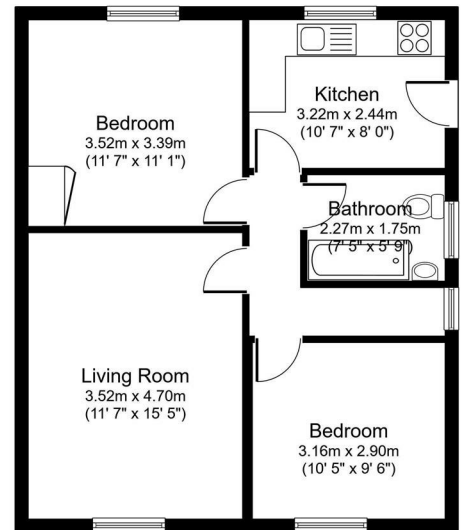
Money laundering:

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:

3 Castle Crescent, Conisbrough, DONCASTER,
DN12 3DT

Total floor area 56.0 sq.m. (603 sq.ft.) approx



Ground Floor

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

Created using Vision Publisher™

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	63	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	