

**FOR
SALE**



2 SPENDYKE COTTAGES LOW ROAD
CONISBROUGH
DN12 3DW

OFFERS AROUND £189,995

- Semi-detached House
- Upvc D.G & G.F.C.H
- Dining Room
- Private Rear Garden
- Council Tax Band B
- Three Bedrooms
- Lounge
- Conservatory
- Garage
- Energy Performance Rating D

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

Entrance:

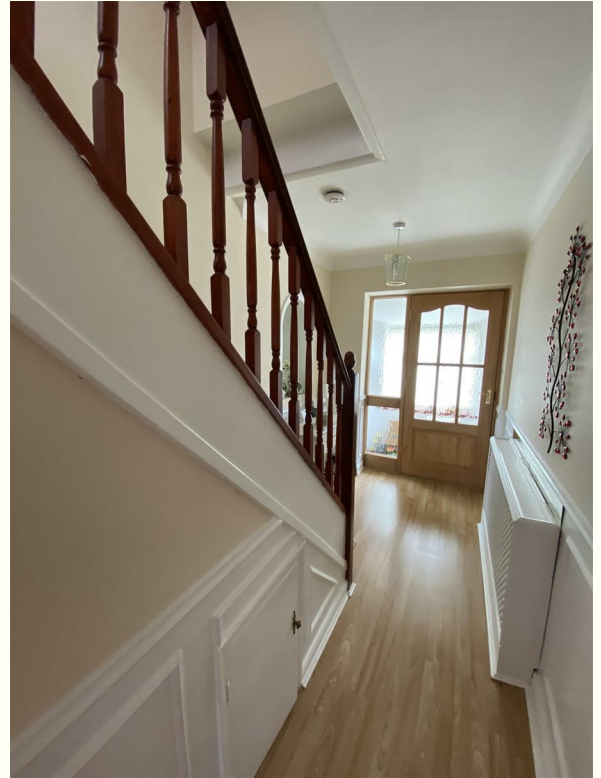
Upvc entrance door leading to:

Entrance porch:

Twin aspect Georgian windows. One double power point. Ceramic tiled floor. Timber door leading to:

Entrance hallway:

Spindled staircase leading off. Single panelled central heating radiator. One double power point. Telephone point. Wall panelling. Ceiling coving. Understairs storage cupboard. Smoke alarm. Laminate flooring.



Entrance hallway:



Lounge:

12'9" x 11'3"max (3.89m x 3.43mmax)

The focal point of this room is the medium oak timber fire surround with tiled back plate and slightly raised hearth housing the Victorian style coal effect electric fire. One double power point. One single power point. T.V aerial point. Ornate ceiling coving. Solid wood cornice arch leading to:



Lounge:



Lounge:



Dining room:

Dining room:

10'1" x 8'8" (3.07m x 2.64m)

Single panelled central heating radiator. Two single power points. Ceiling beams. Serving hatch. Double timber doors leading to:



Conservatory:

Upvc floor to ceiling. Ceiling fan/light. Ceramic tiled floor



Conservatory:



Kitchen:

Fitted with a range of cream shaker style wall and base units with stainless steel handles. Cream 1.1/2 bowl acrylic sink unit with mixer tap. Tall unit housing the Stoves electric oven. Ceramic hob inset into granite effect work surfaces. Stainless steel and glass canopy extractor fan above. Integrated fridge & freezer. Single panelled central heating radiator. Four double power points. One single power point plus those concealed serving the electrical appliance. Cooker point. Under-stairs storage cupboard with power. Beams to ceiling. Complimentary tiling. Wood flooring.



Kitchen:



Kitchen:



Utility room;

9'4" x 6'6" (2.84m x 1.98m)

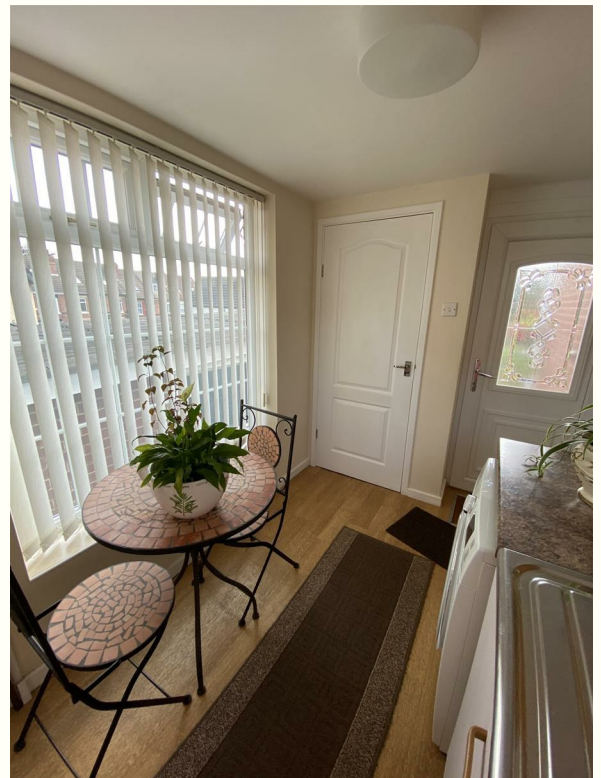
Fitted with a single base unit. Single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Single panelled central heating radiator. Two single power points. Wall mounted ideal combination boiler which serves both the gas central heating system and the domestic hot water supply. Georgian windows. Complimentary tiling. Solid wood flooring.



Utility room:

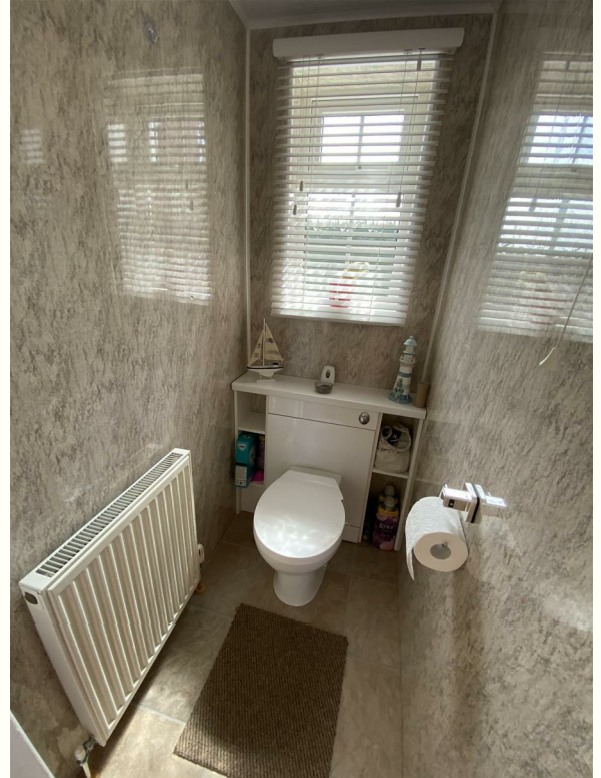


Utility room:



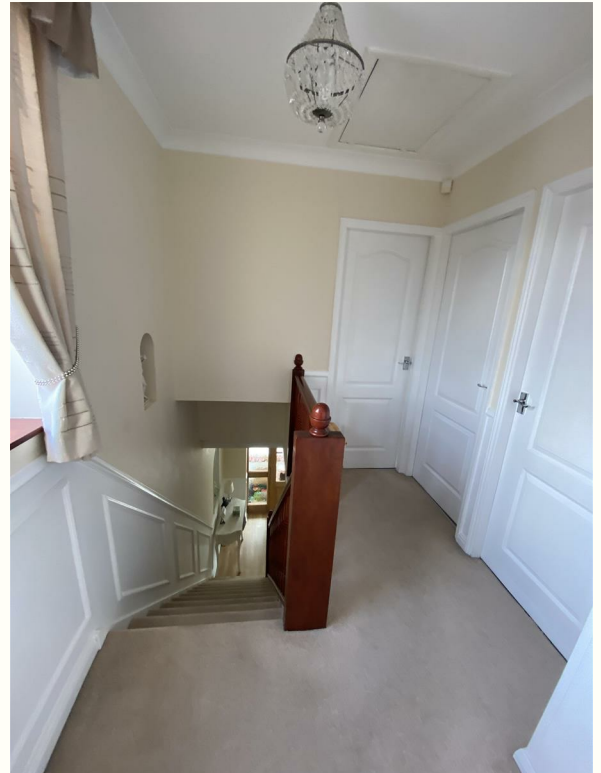
Ground floor W.C:

Fitted with a concealed cistern push button low flush W.C. Single panelled central heating radiator. Tiled sheeting to walls and ceiling. Georgian window allowing natural light. Laminate flooring.



Staircase:

Wall panelling.



First floor landing:

Spindled balustrade. Built-in cupboard for useful storage. Ceiling coving. Loft hatch with ladder. Smoke alarm. Georgian window allowing natural light.



Bedroom no.1 front double:

11'10" x 8'11" exc robes (3.61m x 2.72m exc robes)

Fitted with a range of sliding door robes with hanging rail and shelving. Single panelled central heating radiator. Two single power points. Telephone point. Ceiling coving. Georgian window.



Bedroom no.1 front double:



Bedroom no.2 rear double:

10'11" 10'10" (3.33m 3.30m)

Fitted with a range of Beech built-in robes with matching drawers and bedside cabinets. Double panelled central heating radiator. One double power point. T.V aerial point. Ceiling coving.



Bedroom no.2 rear double:



Bedroom no.3 front:

8'7"max x 7'1"max (2.62mmax x 2.16mmax)

Built-in cupboard with hanging rail. Single panelled central heating radiator. One single power point. Ceiling coving. Wall light. Georgian window.



Bedroom no.3 front:



Bathroom:

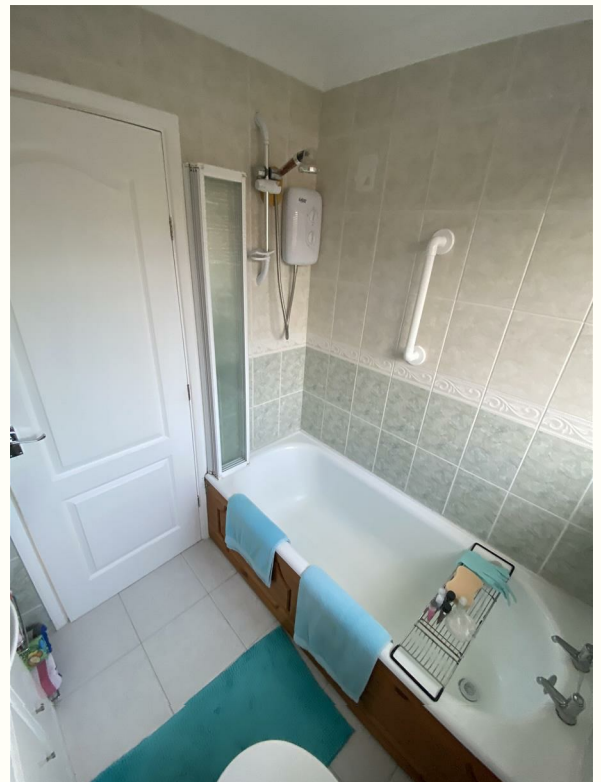
Fully tiled to compliment the white suite comprising: panelled bath, vanity wash-hand basin with mixer tap and push button low flush W.C. Galaxy electric shower over bath with folding glazed shower screen. Extractor fan. Ceiling coving. Ceiling down-lighters. Modern chrome ladder style radiator/towel rail. Ceramic tiled floor.



Bathroom:



Bathroom:



Exterior:

The front of the property has double wrought iron gates leading to a block paved driveway which leads to the single detached garage with power and light. A further wrought iron gate gives access to the front garden has a selection of well established plants and shrubs and is bounded by brick walling. The private and enclosed rear garden is laid to lawn with a flagged patio area and a selection of mature trees, plants and shrubs, bounded by brick walling and timber fencing with concrete posts Timber garden shed. Security lighting. Courtesy garden tap.



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 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:

