

**FOR
SALE**



7 MARCH VALE RISE
CONISBROUGH
DN12 2EN

£265,000

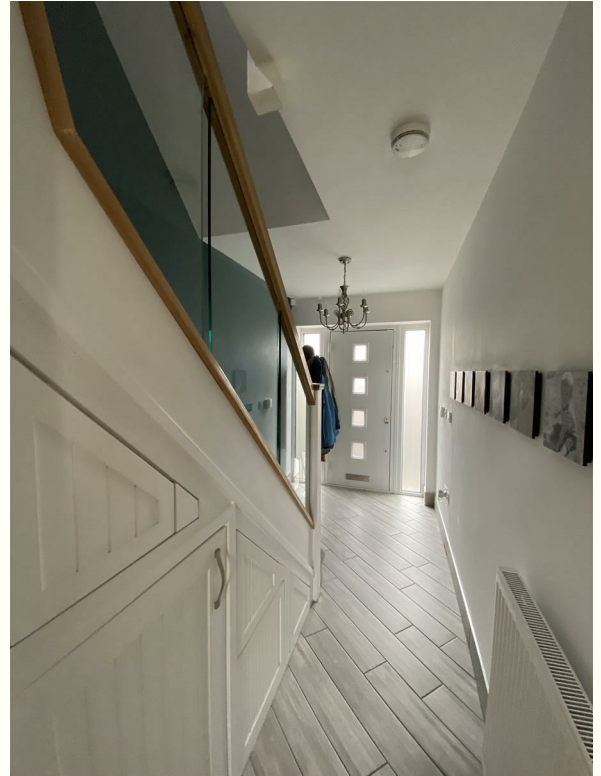
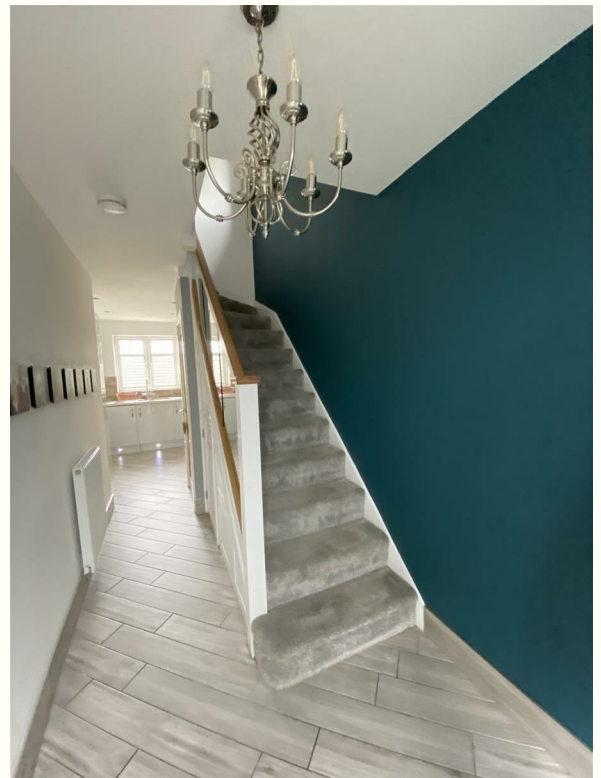
- Semi-detached House
- G.C.H & Upvc D.G
- Kitchen/diner
- Spacious Rear Garden
- Council Tax Band B
- Three Bedrooms
- Lounge
- Modern Bathroom
- Off-street parking & Garage
- E.P.C Rating D

Briefly comprising:**Entrance:**

Composite entrance door with matching glazed side panels leading to:

Entrance hallway:

Light oak and glass staircase leading off. Single panelled central heating radiator. Under-floor heating. Under-stairs storage cupboard. Smoke alarm. Tiled floor.

**Entrance hallway:**

Kitchen/diner:

18'5" x 8'8" (5.61m x 2.64m)

Fitted with a range of high gloss whisper grey wall and base units with stainless steel pillar handles. 1.1/2 bowl stainless steel sink unit with mixer tap. Tall unit housing the Zanuzzi electric double oven and grill Five ring gas hob inset into wood effect work surfaces. Stainless steel and glass extractor and with light above. Integrated washing machine. Integrated fridge and freezer. Integrated dish-washer. Wine cooler. Plinth lighting. Double panelled central heating radiator. Four double power points plus those concealed serving the electrical appliances. Built-in cupboard housing the Ideal combination boiler which serves both the gas central heating system and the domestic hot water supply. Ceiling down-lighters. Under-floor heating. Complimentary tiling. Tiled floor. French doors leading to the rear garden.



Kitchen/diner:



Kitchen/diner:



Kitchen/diner:



Kitchen/diner:



Kitchen/diner:



Lounge:

13'3"exc bay x 12'0" (4.04mexc bay x 3.66m)

Double panelled central heating radiator. Under-floor heating. Six double power points. Ceiling down-lighters.



Lounge:



Lounge:

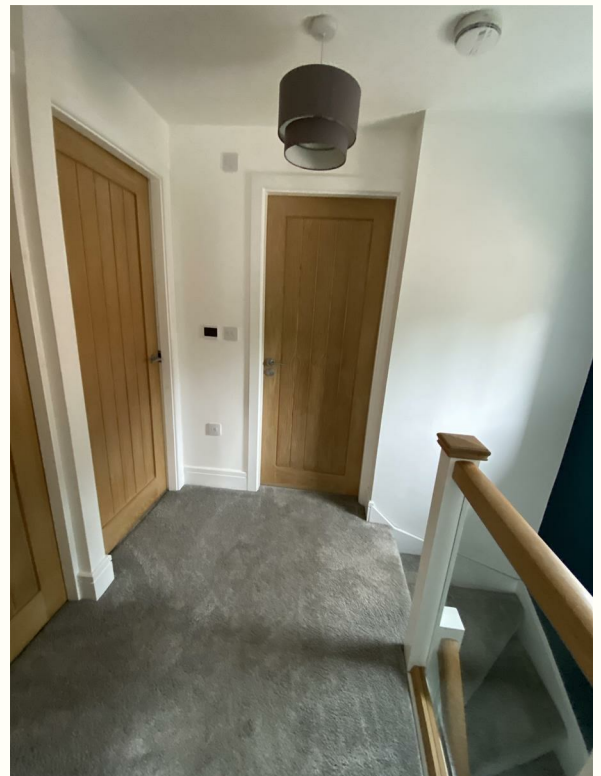


Staircase:



First floor landing:

Light oak and glass balustrade. One double power point. Loft hatch. Smoke alarm.



Bedroom no.1 front double:

14'0"max" x 10'3" (4.27mmax" x 3.12m)

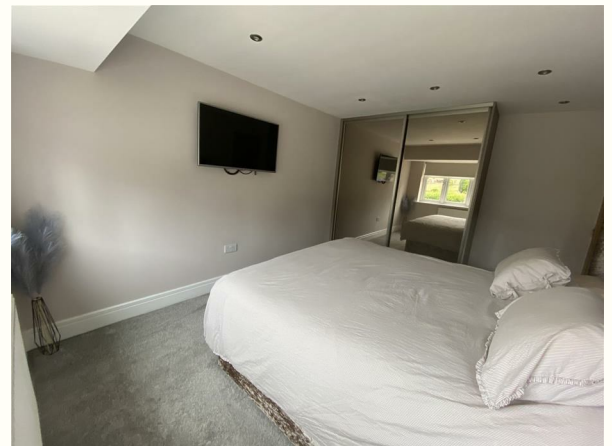
Fitted with a range of sliding door robes with hanging rail and shelving. Single panelled central heating radiator. Three double power points. Ceiling down-lighters.



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.2 rear double:

11'5"max x 10'3"max (3.48mmax x 3.12mmax)

fitted with a range of sliding door mirrored robes with hanging rail and shelving. Single panelled central heating radiator. Four double power points. Ceiling down-lighters.



Bedroom no.2 rear double:



Bedroom no.2 rear double:



Bedroom no.3 front:

9'1"max x 7'11"max (2.77mmax x 2.41mmax)

Fitted with a built-in double robe with hanging rail and shelving sitting above a three drawer chest. Single panelled central heating radiator. One double power point. Ceiling down-lighters.

**Bedroom no.3 front:****Bathroom:**

8'1"max x 7'10"max (2.46mmax x 2.39mmax)

Fully tiled to compliment the free-standing bath with modern water fall shower mixer tap, vanity wash-hand basin with waterfall mixer tap and push button low flush W.C. Separate walk-in shower with concealed controls. decorative niche's. Modern graphite ladder style radiator/towel rail.



Bathroom:**Exterior:**

The front of the property is open plan and laid to block paving allowing off-street parking to the top of the driveway. Steps lead down to a lower tier at the front which is laid to artificial turf. The block paved driveway extends past the side of the property to the private and enclosed spacious rear garden which is laid to lawn with a flagged patio area, bounded by hedging. A Upvc door gives access to under property storage and also houses a cloak room wash-hand basin and low flush W.C. Double brick-built garage with electric roller shutter door, power, light, and ladder leading to further storage above and measures approximately 17'10 x 13'11". Security lighting. Courtesy garden tap. External double power point.

**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

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

	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>		
	59	83
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	