

FOR SALE



129 SHEFFIELD ROAD
CONISBROUGH
DN12 2AR

REDUCED TO £159,995

- Semi-detached House
- G.C.H & Upvc D.G
- Sun Lounge
- Bathroom
- Council Tax Band A
- Three Bedrooms
- Lounge
- Kitchen/diner
- Gardens
- Energy Performance Rating D

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Briefly comprising:**Entrance:**

Upvc door with etched glazed panel leading to:

**Entrance hallway:**

Spindled staircase leading off. Double panelled central heating radiator. One double power point. Under-stairs storage cupboard. Window allowing natural light.



Lounge:

12'10" x 11'2"max (3.91m x 3.40mmax)

The focal point of this room is the marble fire surround with marble back plate and slightly raised marble hearth housing the pebble effect gas fire with back boiler which serves both the gas central heating system and the domestic hot water supply. Double panelled central heating radiator. Three double power points. Ceiling coving. Bow window.

**Lounge:**

Lounge:



Lounge:



Kitchen/diner:

19'2" x 10'2" (5.84m x 3.10m)

Fitted with a range of dark oak wall and base units. Further glazed units for display purposes. 1.1/2 bowl stainless steel sink unit with mixer tap. Canopy extractor fan, Plumbed for automatic washing machine. Two double panelled central heating radiators. Four double power points plus those concealed serving the electrical appliances. Under-stairs storage cupboard. Complimentary tiling. Upvc sliding patio doors leading to the rear garden. Half glazed Upvc door leading to:

**Kitchen/diner:**

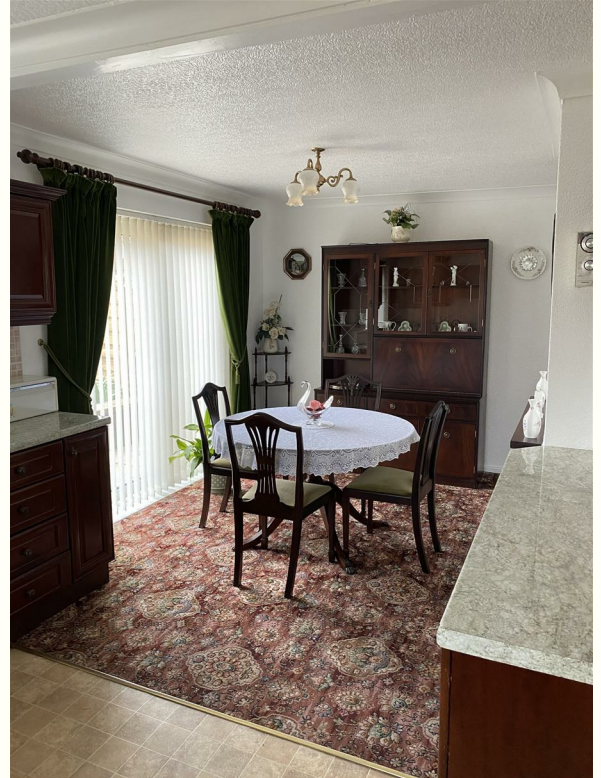
Kitchen/diner:



Kitchen/diner:



Kitchen/diner:



Sun lounge:

One double power point. Ceramic tiled floor. Upvc half glazed door leading to the rear garden.



Staircase:

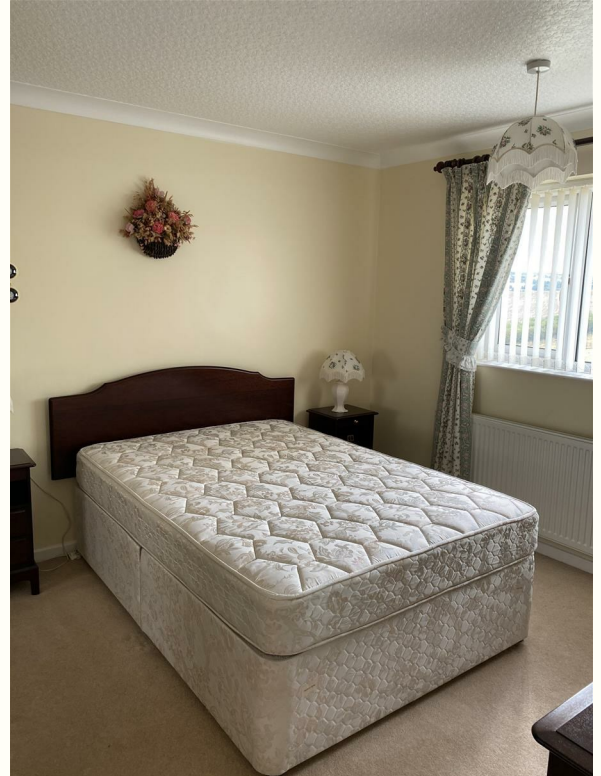
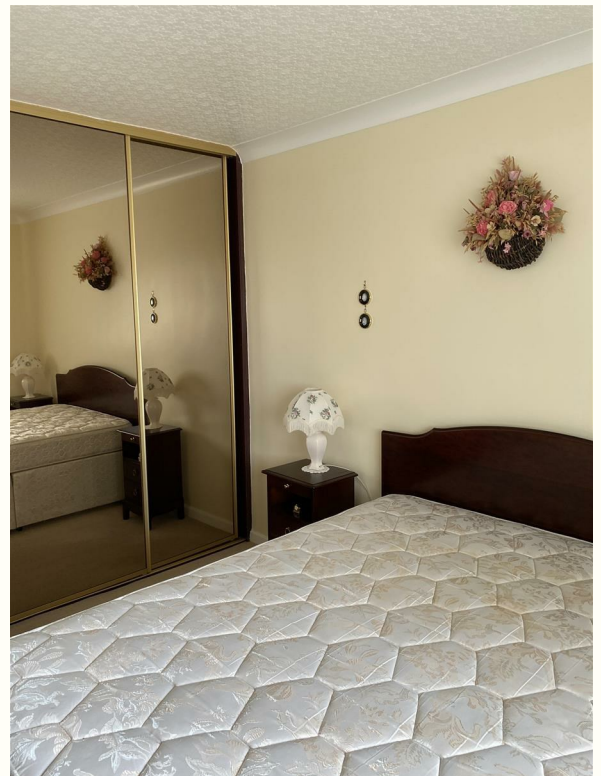
First floor landing:

Spindled balustrade. One double power point. Window allowing natural light. Loft hatch with ladder.

Bedroom no. 1 front double:

13'1"max x 11'3" (3.99mmax x 3.43m)

Fitted with sliding door mirrored robes. Built-in cupboard for useful storage and housing the jacketed cylinder. Single panelled central heating radiator. Two double power points. Ceiling coving.

**Bedroom no.1 front double:**

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

13'1"max x 8'5" (3.99mmax x 2.57m)

Single panelled central heating radiator. Two double power points. Ceiling coving. Built-in storage cupboard with hanging rail.



Bedroom no.2 rear double:



Bedroom no.3 front:

8'4"max x 8'1" (2.54mmax x 2.46m)

Double panelled central heating radiator. One double power point. Built-in cupboard for useful storage.



Bathroom:

7'6" x 6'2" (2.29m x 1.88m)

Fully tiled to compliment the low level suite comprising: twin hand grip panelled bath with mixer tap, pedestal wash-hand basin and low flush W.C. Mira sport electric shower over bath with rail and curtain. Double panelled central heating radiator.



Bathroom:



Exterior:

A shared footpath leads to a wrought iron pedestrian gate which gives access to the front garden which is laid to lawn with a selection of plants and shrubs. To the side of the property is a lawned area with a flagged patio area. The rear garden is laid to lawn with a selection of plants and shrubs, bounded by timber fencing with concrete posts. A wrought iron pedestrian gate gives access on to a rear service road.



Exterior:



Exterior:



Exterior:



Exterior:



Exterior:



Drone view:**Drone view:****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 A.

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: