

**FOR
SALE**



4 MILNER GATE COURT
CONISBROUGH
DN12 3BW

OFFERS AROUND £239,995

- Detached Bungalow
- G.C.H & Upvc D.G
- Kitchen
- Gardens
- Council Tax Band B
- Two Bedrooms
- Lounge
- Shower Room
- Driveway & Garage
- E.P.C Rating D

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:**Entrance:**

Upvc half glaze door leading to:

Porch:

Brick built with Upvc windows. Telephone point. Upvc door leading to:

Entrance hallway:

L'Shaped. Single panelled central heating radiator. One single power point. Telephone point. Ceiling coving. Built-in cupboard housing the combination boiler which serves both the gas central heating system and the domestic hot water supply.

Kitchen:

9'2" x 6'11" (2.79m x 2.11m)

Fitted with a range of cream wall and base units with pillar handles. 1.1/2 bowl acrylic sink unit with mixer tap. Plumbed for automatic washing machine. Double panelled central heating radiator. Three single power points plus those concealed serving the electrical appliances. Ceiling coving.

**Lounge:**

16'2" x 12'5" (4.93m x 3.78m)

The focal point of this room is the timber fire surround with marble back plate and slightly raised slate hearth housing the coal effect electric fire. Double panelled central heating radiator. Two double power points. One single power point. T.V aerial point. Ceiling rose. Ceiling coving. Wall lights. Upvc French doors leading to the rear garden.



Lounge:



Lounge:



Bedroom no.1 rear double:

10'6" exc robes x 9'10" (3.20m exc robes x 3.00m)

Fitted with a range of built-in robes with matching dressing table and bedside cabinets. Single panelled central heating radiator. Two single power points. Ceiling coving.



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

9'6" x 8'11" (2.90m x 2.72m)

Single panelled central heating radiator. One single power point. Telephone point. Ceiling coving. Bow window.

**Bedroom no 2 front:**

Shower room:

Fitted with a separate glazed shower compartment housing the electric shower. Vanity wash-hand basin and low flush push button low flush W.C. Tiled sheeting to walls. Tiled tongued and grooved sheeting to ceiling. Ceiling down-lighters. Window allowing natural light.

**Exterior:**

The front of the property is open plan with a tarmac driveway to the side leading to the single sectional concrete garage with up-and-over door. Steps lead down from the driveway to the front garden which is laid to lawn with a selection of plants and shrubs. Adjacent to the side of the property is a wrought iron gate which gives access to the rear garden which is laid to artificial turf with a flagged patio area and has a selection of mature plants and shrubs and is bounded by timber fencing with concrete posts and hedging. Garden storage cupboard. Timber garden shed.

**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 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:

