

**FOR
SALE**



3 CHAMBERS AVENUE
CONISBROUGH
DN12 3PH

OFFERS AROUND £125,000

- Semi-detached House
- G.F.C.H & Upvc D.G
- Dining Room
- Shower Room
- Council Tax Band A
- Three Bedrooms
- Lounge
- Kitchen
- Front & Rear Gardens
- E.P.C Rating D

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD
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Briefly comprising:

Storm Porch:

Timbers doors leading to the front and back of the property.

Entrance:

Upvc door leading to:

Entrance hallway:

Dog-leg staircase leading off. Single panelled central heating radiator. Under-stairs storage cupboard.



Dining room:

10'11" x 9'1" (3.33m x 2.77m)

Single panelled central heating radiator. One single power point. Ceiling fan/light.



Dining room



Lounge:

13'7"max x 12'7" (4.14mmax x 3.84m)

The focal point of this room is the timber fire surround with marble back plate and slightly raised marble hearth housing the coal effect gas fire. single panelled central heating radiator. One double power point. One single power point. TV aerial point. Dado rail. Ceiling fan/light. Upvc french doors lead to the rear garden.



Lounge:



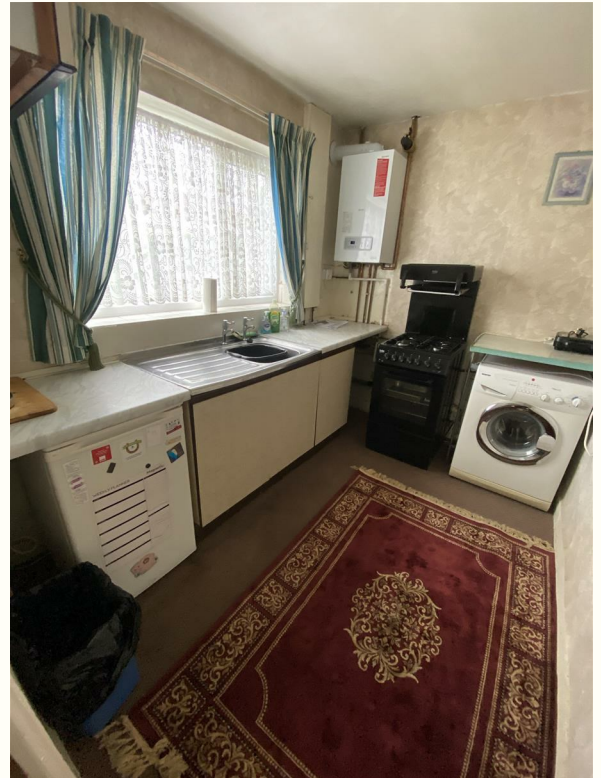
Lounge:



Kitchen:

9'5" x 6'11" (2.87m x 2.11m)

Fitted with base and wall units with marble effect work surfaces. Single drainer stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Two double power points. One single power point. Wall mounted Glow-worm combination boiler which serves both the gas central heating system and the domestic hot water supply. Complimentary tiling.



Store room:

5'10" x 4'10" (1.78m x 1.47m)

Window allowing natural light. One double power point. Complimentary tiling.

Staircase:

Dog-leg staircase. Window allowing natural light.

First floor landing

One single power point. Loft hatch.



Bedroom no.1 rear double:

13'10"max x 11'1" (4.22mmax x 3.38m)

Single panelled central heating radiator. One single power point.



Bedroom no.1 rear double:



Bedroom no.2 rear double:

10'11" x 9'1" (3.33m x 2.77m)

Single panelled central heating radiator. Two double power points. One single power point.



Bedroom no.2 rear double:



Bedroom no.3 front:

9'5 x 8'6" (2.87m x 2.59m)

Single panelled central heating radiator. One single power point.



Bedroom no.3 front:



Shower room:

8'6" x 5'10" (2.59m x 1.78m)

Fitted with a white pedestal wash-hand basin and push button low flush W.C. Walk-in shower housing the power shower with rail and curtain. Single panelled central heating radiator. Window allowing natural light.



Exterior:

There is a shared concrete driveway. The front garden is laid to lawn with a selection of plants and shrubs, bounded by privet hedging and brick walling. A wrought iron pedestrian gate adjacent to the side of the property leads to the private and enclosed rear garden which is laid to lawn with a selection of plants and shrubs and is bounded by walling and timber fencing. Timber garden shed.



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 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.

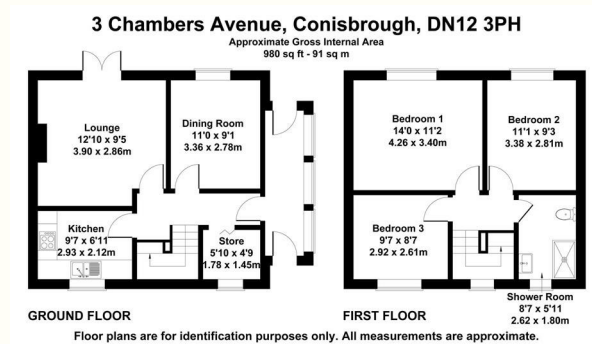
Making an offer:

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:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	