

**FOR
SALE**



50 GARDENS LANE
CONISBROUGH
DN12 3JX

OFFERS AROUND £139,995

- Semi-detached House
- G.C.H & Upvc D.G
- Separate Dining Room
- Bathroom
- Council Tax Band
- Two Double Bedrooms
- Lounge
- Kitchen
- Gardens & Garage
- E.P.C Rating E



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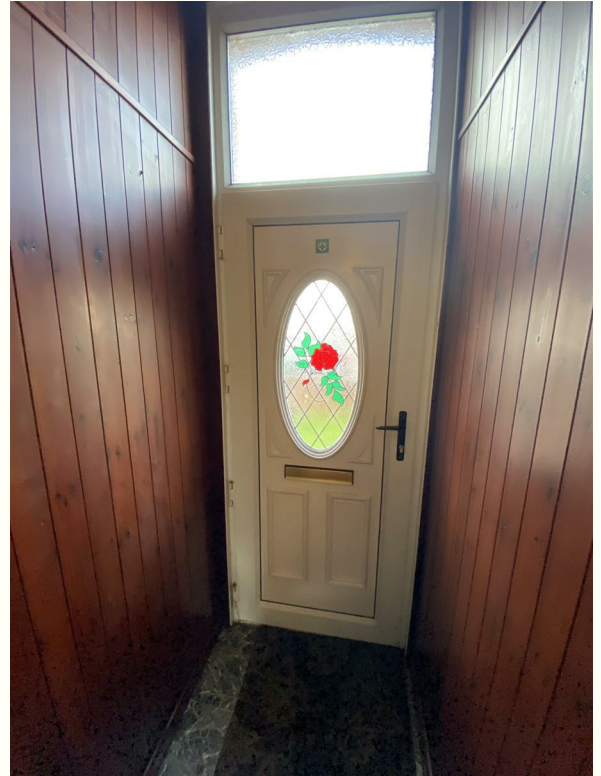
Briefly comprising:

Entrance:

Upvc entrance door leading to:

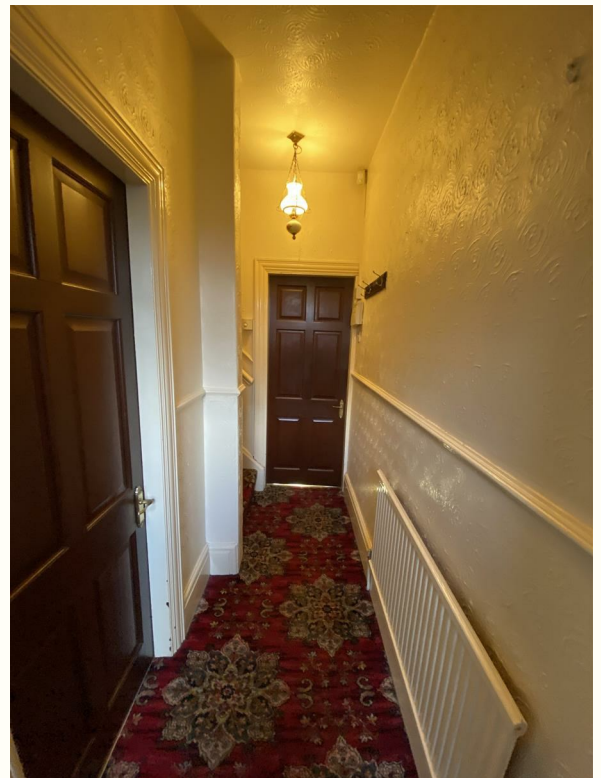
Porch:

Half glazed timber door leading to:



Entrance hallway:

Staircase leading off. Single panelled central heating radiator. Dado rail.



Lounge:

12'1"max x 11'10" (3.68mmax x 3.61m)

The focal point of this room is the mahogany timber fire surround with tiled back plate and slightly raised hearth. Single panelled central heating radiator. One double power point. Georgian bay window



Lounge:



Lounge:



Dining room:

15'10"max x 13'1" (4.83mmax x 3.99m)

Fitted with a dark oak fire surround with decorative tiled back plate and slightly raised tiled hearth housing the living flame electric fire. Single panelled central heating. one double power point. Dado rail. Georgian window. Door leading to:

**Dining Room:****Cellar:**

With light.

Kitchen:

'2" x 7'10" ('0.61m x 2.39m)

Fitted with a range of wall and base units. Single drainer stainless steel double sink unit with mixer tap. Plumbed for automatic washing machine. Single panelled central heating radiator. One double power point. One single power point. Cooker point. Fully tiled. Ceiling beams. Georgian window. Half glazed Upvc door leading to the rear garden.



Kitchen:



Kitchen:



Staircase:

First floor landing:

Dado rail. Loft hatch.



Bedroom no.1 front double:

15'9" x 11'11" (4.80m x 3.63m)

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



Bedroom no.1 front double:



Bedroom no.2 rear double:

13'3"max x 12'5"max (4.04mmax x 3.78mmax)

Double panelled central heating radiator. One single power point.

**Bedroom no.2 rear double:****Bathroom:**

9'11"max x 8'0"max (3.02mmax x 2.44mmax)

Fitted with a low level suite comprising: panelled bath, pedestal wash-hand basin with mixer tap and push button low flush W.C. Separate glazed shower compartment with sliding door housing shower. Double panelled central heating radiator. Built-in cupboard housing the Worcester combination boiler which serves both the gas central heating system and the domestic hot water supply. Complimentary tiling.



Bathroom:



Exterior:

The front of the property has double wrought iron gates which lead onto a concrete driveway which allows off-street parking and the single concrete sectional garage. The front garden is mainly laid to lawn and is bounded by brick walling. The side of the property is laid to lawn. The private rear garden is laid to lawn and is bounded by conifer hedging. Brick-built garden store. Brick-built outside high flush W.C. Courtesy garden tap.



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 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:

