

**FOR
SALE**



4 WELFARE AVENUE
CONISBROUGH
DN12 3NH

OFFERS AROUND £235,000

- Detached Bungalow
- G.C.H & Upvc D.G
- Kitchen
- Front & Rear Garden
- Council Tax Band C
- Three Bedrooms
- Lounge/diner
- Bathroom & En-suite
- Off-street Parking & Garage
- E.P.C Rating

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Briefly comprising:**Entrance:**

Upvc door with matching half glazed side panel leading to:

Entrance hallway:

Single panelled central heating radiator. One single power point. Ceiling coving. Built-in cupboard for useful storage.

**lounge:**

20'11"max x 11'8"max (6.38mmax x 3.56mmax)

The focal point of this room is the marble fire surround with marble back plate and slightly raised marble hearth housing the coal effect electric fire with stainless steel trim and fender. One double panelled central heating radiator. One single panelled central heating radiator. Three double power points. Two single power points. T.V aerial point. Plaster ceiling rose. Ceiling coving. Dado rail.



Lounge:



Kitchen:

14'1"max x 7'10" (4.29mmax x 2.39m)

Fully tiled and fitted with a range of cream wall and base units. Further glazed units for display purposes. 1.1/2 bowl sink unit with mixer tap inset into granite effect work surfaces. Single panelled central heating radiator. Four double power points. One single power point. Built-in cupboard housing the Baxi combination boiler which serves both the gas central heating system and the domestic hot water supply. Chimney style extractor fan. Extractor fan inset into ceiling. Half glazed Upvc door leading to the side of the property.



Kitchen:



Inner hallway:

One single power point. Dado rail. Loft hatch.



Master bedroom rear:

11'8"max x 8'3"exc robes (3.56mmax x 2.51mexc robes)

Fitted with a range of built-in robes with hanging rail, drawers and useful shelving. Single panelled central heating radiator. Two double power points. Ceiling coving. Door leading to:

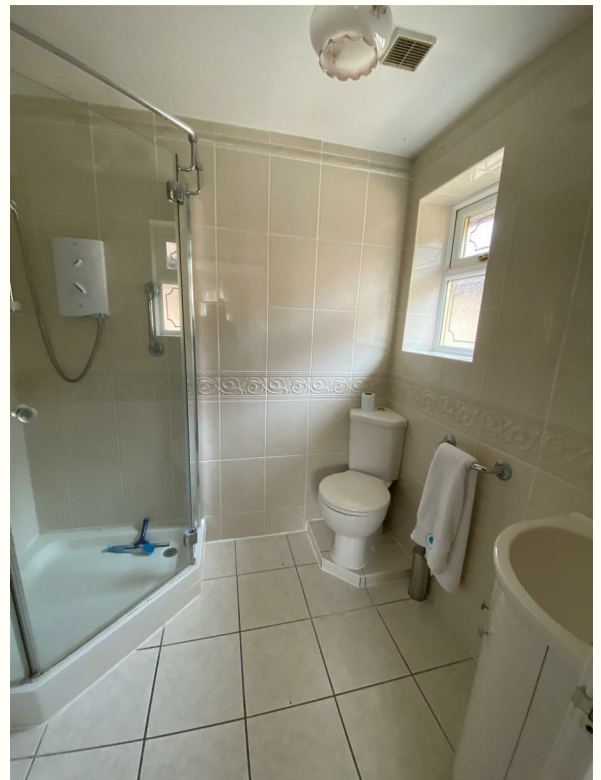


Master bedroom rear:



Master bedroom rear:**En-suite:**

Fully tiled and fitted with a glazed shower compartment housing the Mira Sport electric shower. Vanity wash-hand basin with mixer and corner push button low flush W.C. Extractor fan. Ceramic tiled floor.

**Bedroom no.2 rear:**

9'5"max x 8'9"max (2.87mmax x 2.67mmax)

Fitted with built-in robes and over bed storage. Single panelled central heating radiator. Two double power points. T.V aerial point.



Bedroom no.2 rear:



Bedroom no.3 side:

9'3" x 6'4" (2.82m x 1.93m)

Single panelled central heating radiator. Two double power points. Ceiling coving.



Bedroom no.3 side:



Bathroom:

Fully tiled to compliment the white low level suite comprising: twin-hand grip panelled bath, pedestal wash-hand basin and low flush W.C. Single panelled central heating radiator.

**Exterior:**

Double wrought iron gates give vehicular access on to a concrete driveway which allows ample off-street parking. The front of the property is laid to block paving with borders of well established plants and shrubs, bounded by brick walling and timber fencing. Further double wrought iron gates adjacent to the side of the property lead to the brick built detached garage with apex roof, up-and-over door. The private and enclosed rear garden is predominately laid to block paving and is bounded by timber fencing with concrete posts.

**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 C.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	