

**FOR  
SALE**



**22 ACACIA GROVE**  
**CONISBROUGH**  
**DN12 2LB**

**REDUCED TO £159,995**

- Semi-detached House
- G.C.H & Upvc D.G
- Fitted Kitchen
- Gardens
- Council Tax Band A
- Three Bedrooms
- Lounge/diner
- Bathroom
- Single Detached Garage
- E.P.C Rating C



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

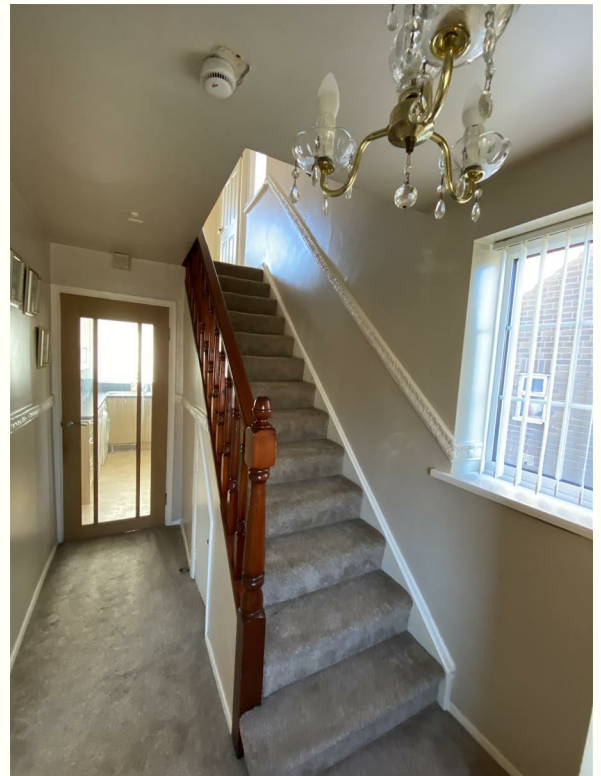
**Entrance:**

Upvc door leading to:



**Entrance hallway:**

Spindled staircase leading off. Double panelled central heating radiator. Ceiling rose. Dado rail. Smoke alarm. Under-stairs storage cupboard. Tall cupboard housing the combination boiler which serves both the central heating system and the domestic hot water supply. Window allowing natural light.



### Lounge/diner:

21'4"max x 12'10"max (6.50mmax x 3.91mmax )

One double panelled central heating radiator. One single panelled central heating radiator. Two double power points. One single power point. Telephone point. Georgia bow window. Upvc French doors leading to the rear garden.



### Lounge/diner:



### Lounge:



### Lounge:



### Kitchen:

10'2" x 7'4" (3.10m x 2.24m)

Fitted with a range of high gloss wall and base units with stainless steel pillar handles. Single drainer stainless steel sink unit with extending mixer tap. Built-under electric oven. Ceramic hob inset into granite effect work surfaces. Stainless steel and glass canopy extractor fan with light above. Black splash back. Plumbed for automatic washing machine. Two double power points. One single power point plus those concealed serving the electrical appliances. Cooker point. Complimentary tiling. Half glazed Georgian Upvc door leading to the side of the property.



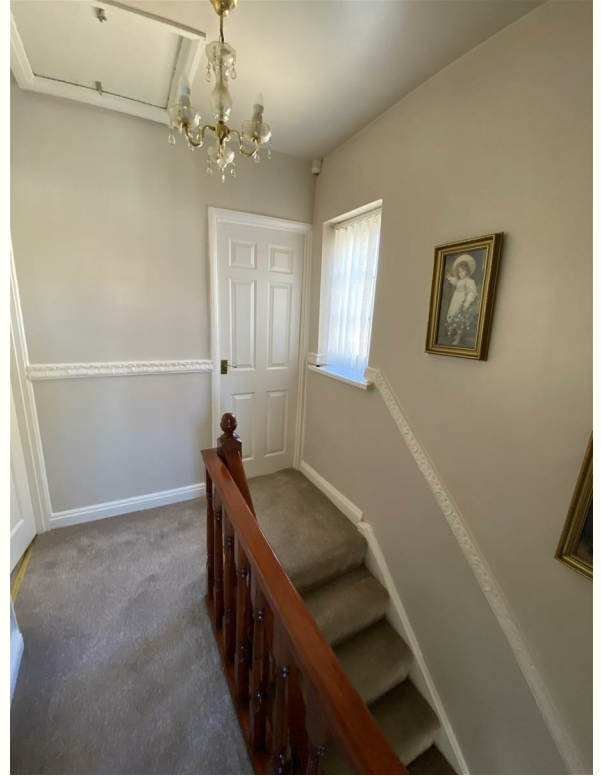
### Kitchen:



**Staircase:**

**First floor landing:**

Spindled balustrade. Dado rail. Window allowing natural light. Loft hatch.



**Bedroom no.1 front double:**

Double panelled central heating radiator. One single power point. Ceiling down-lighters. Dimmer switch. Built-in cupboard for useful storage.



**Bedroom no 1:**



### Bedroom no 1:



### Bedroom no.2 rear double:

13'1" x 8'9" (3.99m x 2.67m )

Double panelled central heating radiator. Ceiling down-lighters. Built-in cupboard with hanging rail. Dimmer switch.



### Bedroom no 2:





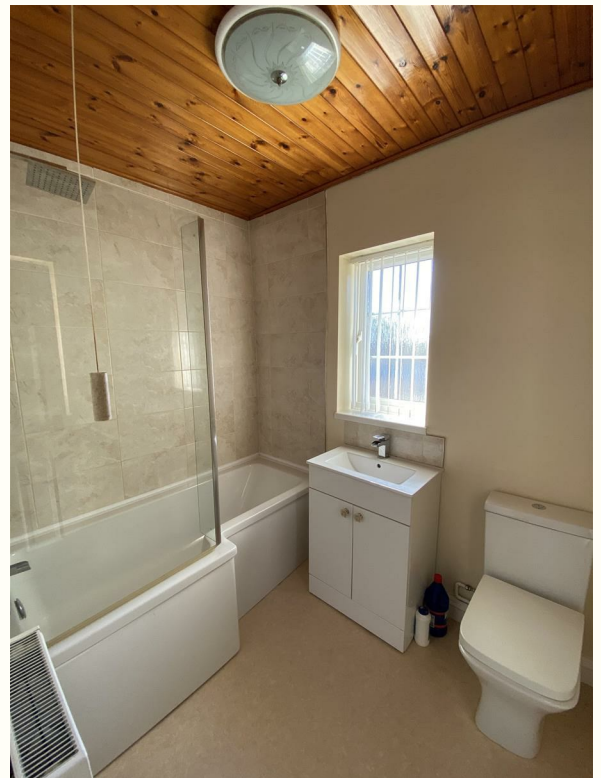
**Bedroom no.3 front:**

8'3" x 8'2" (2.51m x 2.49m )

Double panelled central heating radiator. One single power point.

**Bedroom no 3:****Bathroom:**

Fitted with a shaped panel bath with waterfall mixer tap. Vanity wash-hand basin with waterfall tap and push button low flush W.C. Power shower over bath with shaped glazed shower screen. Double panelled central heating radiator. Tongue & grooved ceiling.



**Bathroom:****Exterior:**

The front of the property has double wrought iron gates which allows shared access to a concrete driveway. The front garden is predominately laid to artificial turf with borders of plants and shrubs. Adjacent to the side of the property is a wrought iron pedestrian gate which gives access to the rear garden with a decked area and is laid to artificial turf. The rear garden is bounded by brick walling. A pedestrian wrought iron gate gives access to a rear service road. Brick-built garden store. Brick-built detached garage with apex tiled roof, up-and-over door, power and light.

**Exterior:**



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 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:**

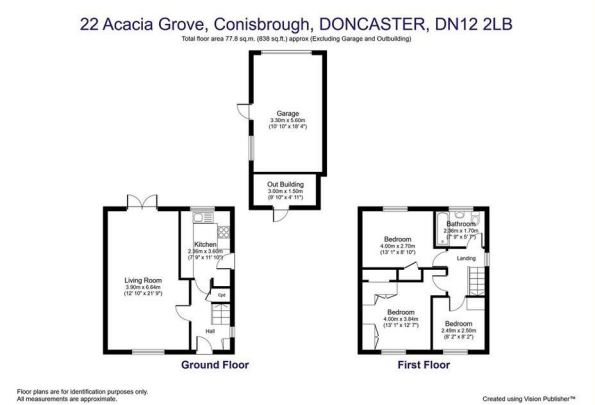
Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your 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.

Exterior:

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	