

**FOR  
SALE**



**13 CONAN ROAD**  
**CONISBROUGH**  
**DN12 2NG**

**OFFERS AROUND £159,995**

- Semi-detached House
- G.F.C.H & Upvc D.G
- Conservatory
- Garden
- Council Tax Band A
- Three Bedrooms
- Lounge
- Kitchen
- Off-street Parking & Garage
- E.P.C Rating D



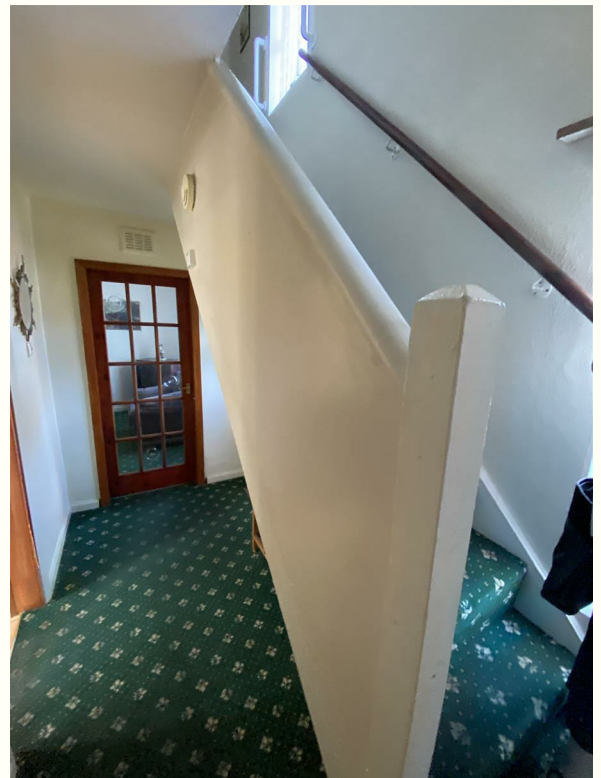
GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
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**Briefly comprising:****Entrance:**

Upvc door giving access to:

**Entrance hallway:**

Staircase leading off. Double panelled central heating radiator. Built-in cupboard for useful storage with window allowing natural light..

**Entrance hallway:**

**Lounge:**

16'5" x 12'1"max (5.00m x 3.68mmax)

The focal point of this room is the stone fire surround with timber mantel and slightly raised tiled hearth housing the coal effect gas fire with brass trim. Single panelled central heating radiator. Two single power points. Wall lights. Upvc French doors lead to:



**Lounge:**



**Lounge:**





**Conservatory:**

Brick-built dwarf wall with Upvc windows. Single panelled central heating radiator. Two double power points. Wall lights. Upvc door leading to the rear garden.

**Conservatory:****Kitchen:**

12'8" x 10'11" (3.86m x 3.33m)

Fitted with a range of wall and base units. 1.1/2 bowl stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Single panelled central heating radiator. One double power point. One single power point. Double windows. Timber half glazed door leading to:



**Kitchen:**



**Kitchen:**



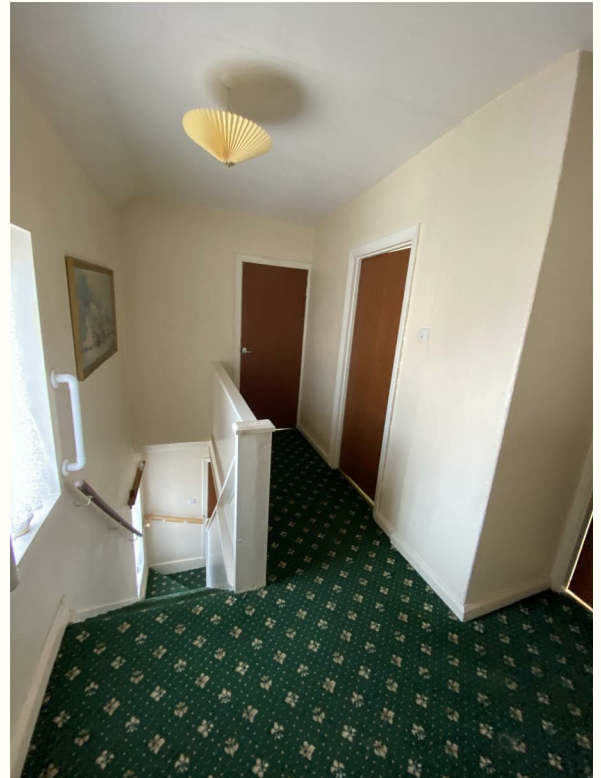
**Side porch:**

Ground floor W.C. Half glazed Upvc door leading to the side of the property.

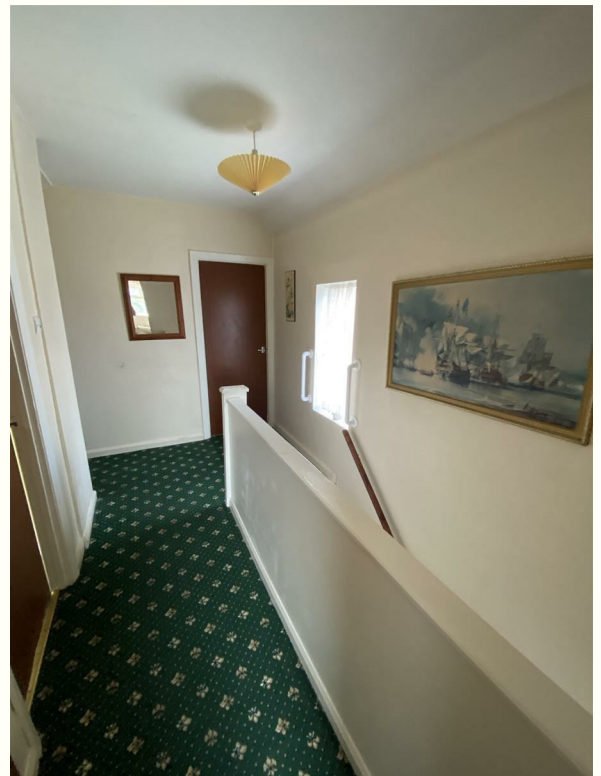
**Staircase:**

**First floor landing:**

Window allowing natural light. Loft hatch.



**First floor landing:**



**Bedroom no.1 rear double:**

13'0" x 10'2" (3.96m x 3.10m)

Single panelled central heating radiator. One single power point. Telephone point.



**Bedroom no.1 rear double:**



**Bedroom no.2 rear double:**

13'3" x 8'0" (4.04m x 2.44m)

Single panelled central heating radiator. One single power point. Built-in cupboard housing the combination boiler which serves both the central heating system and the domestic hot water supply.





**Bedroom no.2 rear double:**



**Bedroom no.3 front:**

8'9" x 8'6" (2.67m x 2.59m )

Single panelled central heating radiator. One single power point.



**Bedroom no.3 front:**





### Bathroom:

Fitted with a champagne twin-hand grip panelled bath, pedestal wash-hand basin and low flush W.C. Electric shower over bath



### Exterior:

The front of the property has a concrete driveway which allows off-street parking and leads to a concrete sectional garage with up-and-over door. The front garden is laid to pebbles and is bounded by timber fencing. The corner and rear garden are predominately laid to lawn with a selection of mature plants, trees and shrubs. Timber garden shed.



### Exterior:



Exterior



Exterior:



Exterior:





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 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.

### Energy Efficiency Rating

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

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

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