

**FOR
SALE**



139 TICKHILL STREET
DENABY MAIN
DN12 4AZ

OFFERS AROUND £125,000

- Mid Terraced House
- Upvc D.G
- Lounge/diner
- Bathroom
- E.P.C Rating D
- Three Double Bedrooms
- G.C.H
- Kitchen
- Rear Elevation
- Council Tax Band A

Briefly comprising:

Entrance:

Upvc half glazed door leading to:

Porch:

Half glazed timber door leading to:

Entrance hallway:

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

Lounge/diner:

27'4" x 12'11" (8.33m x 3.94m)

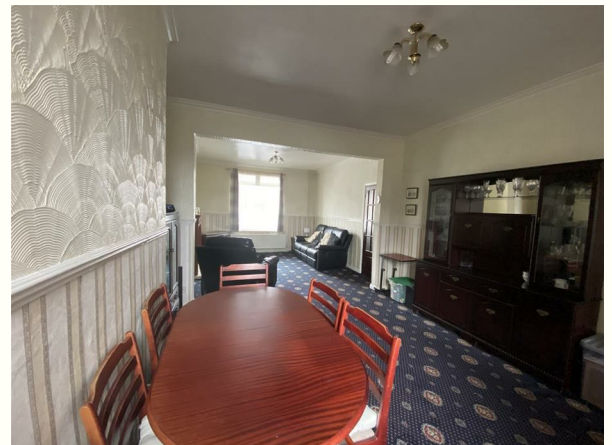
Fitted with a timber fire surround with marble back plate and slightly raised marble housing the coal effect fire with brass trim and fender. Two double panelled central heating radiators. Four double power points. Ceiling coving. Dado rail.



Lounge/diner:



Lounge/diner:



Kitchen:

13'11"max x 9'8" (4.24mmax x 2.95m)

Fitted with a range of white wall and base units. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under electric oven. Ceramic hob inset into black work surfaces above. Plumbed for automatic washing machine. Double panelled central heating radiator. Four double power points. Ceiling down-lighters. Under-stairs storage cupboard. Complimentary tiling. Laminate flooring. Half glazed Upvc door leading to the rear elevation.

**Ground floor W.C**

Fitted with a vanity wash-hand basin and push button low flush W.C.

Staircase:

Smoke alarm.

First floor landing:

Dado rail.

Bedroom no.1 front double:

16'4" x 13'0" (4.98m x 3.96m)

Double panelled central heating radiator. One double power point. One single power point. Ceiling coving.

**Bedroom no.1 front double:**

Bedroom no.2 rear double:

14'0" x 10'0" (4.27m x 3.05m)

Fitted with mirrored sliding door robes. Double panelled central heating radiator. Ceiling coving. Wall mounted combination boiler which serves both the gas central heating system and the domestic hot water supply.

**Bathroom:**

9'11" x 9'0" (3.02m x 2.74m)

Fully tiled to compliment the low level suite comprising: panelled bath with shower mixer tap with rail and curtain. Pedestal wash-hand basin and push button low flush W.C. Separate glazed shower compartment housing the electric shower. Double panelled central heating radiator. Chrome ladder style radiator/towel rail. ceramic tiled floor.

**Bathroom:****Further stairs:**

Bedroom no.3 attic:

18'5" x 13'3" (5.61m x 4.04m)

Fitted with mirrored built-in robes. Double panelled central heating radiator. One double power point. Velux window.



Bedroom no.3 attic:



Exterior:

A timber pedestrian gate gives access to the front garden which is bounded by brick walling. The rear elevation has a block paved patio area, bounded by brick walling. Timber pedestrian gate gives access to a rear service road.



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

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.

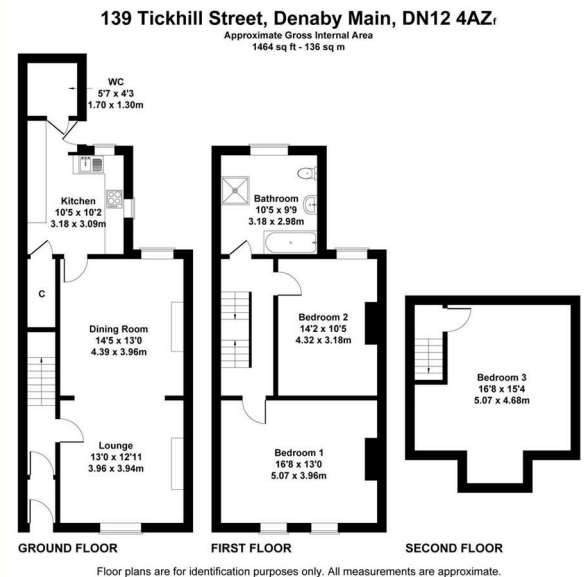
Making an offer:

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		72
(55-68) D	56	
(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	