

# FOR SALE



**9 LOCKTON WAY**  
**CONISBROUGH**  
**DN12 3BA**

**REDUCED TO £210,000**

- Semi-detached House
- G.C.H & Upvc D.G
- Spacious Modern Kitchen/diner
- Open-Plan Front Garden & Private Rear Elevation
- Energy performance Rating C
- Three Double Bedrooms
- Front Facing Lounge
- Courtesy Ground Floor W.C
- Semi-detached single garage
- Council Tax Band B

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**Briefly comprising:**

**Entrance:**

Upvc door leading to:

**Entrance hallway:**

Staircase leading off. Double panelled central heating radiator. Window allowing natural light.

**Lounge:**

*15'0"max x 12'1"max (4.57mmax x 3.68mmax)*

The focal point of this room is the modern marble fire surround housing the pebble effect living flame electric fire. Double panelled central heating radiator. Two double power point. One single power point. Ceiling coving. Built-in cupboards to recess for useful storage.



**Kitchen/diner:**

*19'0"max x 13'3" (5.79mmax x 4.04m)*

Fitted with a range of modern contrasting grey shaker style wall and base. 1.1/2 bowl sink unit with mixer tap. Tall unit housing the tilt and slide electric double oven. Centre island incorporating breakfast bar and housing the Neff induction hob with downdraft extractor fan. Integrated fridge & integrated freezer. Integrated dishwasher. Under-floor heating. Quartz work surfaces. Two double power points plus those concealed serving the electrical appliances. Modern log effect electric fire. Under-stairs storage cupboard which is plumbed for automatic washing machine and housing the wall mounted Logic combination boiler which serves both the gas central heating system and the domestic hot water supply. Lantern roof & velux windows. Bluetooth speakers inset into the ceiling. Ceramic tiled floor. Full glazed Upvc door leads to the side of the property. Bi-folding doors lead to the rear garden.



**Kitchen/diner:**



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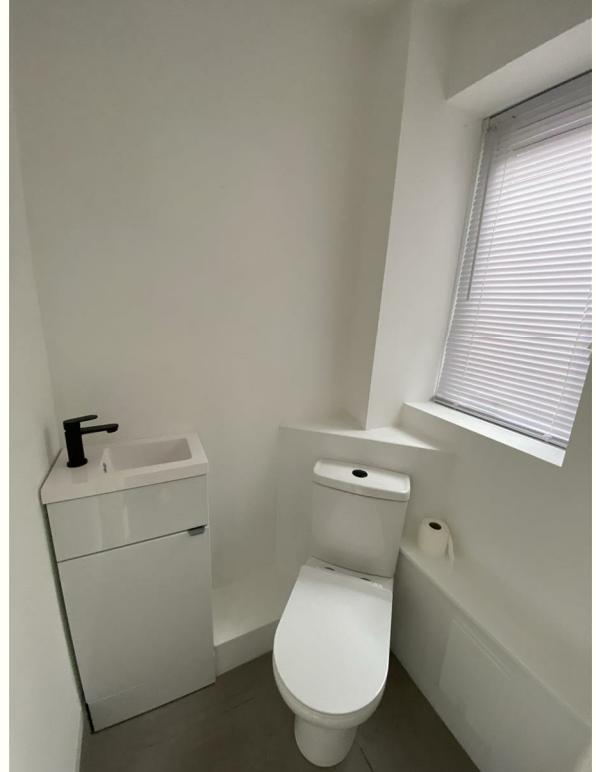


**Kitchen/diner:**

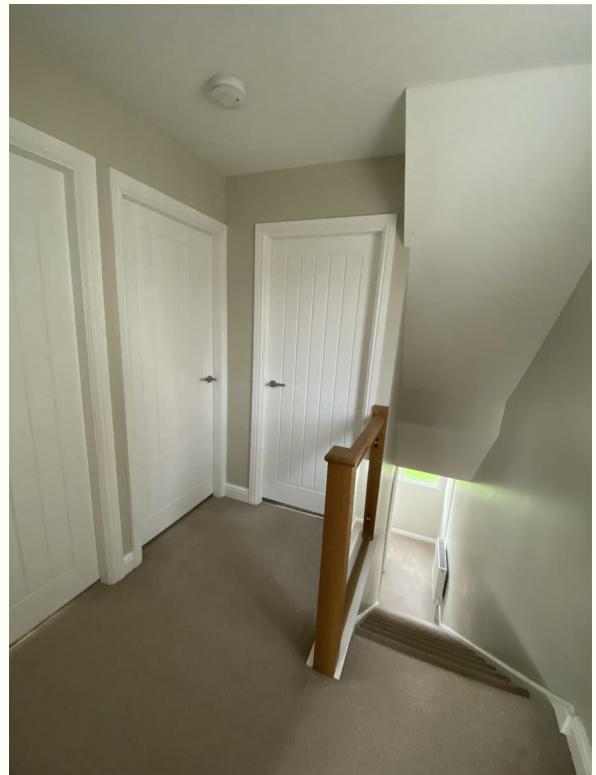


**Ground floor W.C:**

Fitted with a vanity wash-hand basin with mixer tap and corner low flush W.C. Under-floor heating. Window allowing natural light.

**Staircase:****First floor landing:**

Glass and light oak balustrade. One single power point. Smoke alalrm. Window allowing natural light.



**First floor landing:****Bedroom no.1 front double:**

12'5" x 8'5"min (3.78m x 2.57mmin)

Fitted with a range of built-in robes with hanging rail and shelving. Double panelled central heating radiator. One double power point. Ceiling down-lighters.



**Bedroom no.2 rear double:**

11'3" x 9'1" (3.43m x 2.77m)

Double panelled central heating radiator. One double power point. Three single power points. Ceiling down-lighters. Ceiling coving.

**Bathroom:**

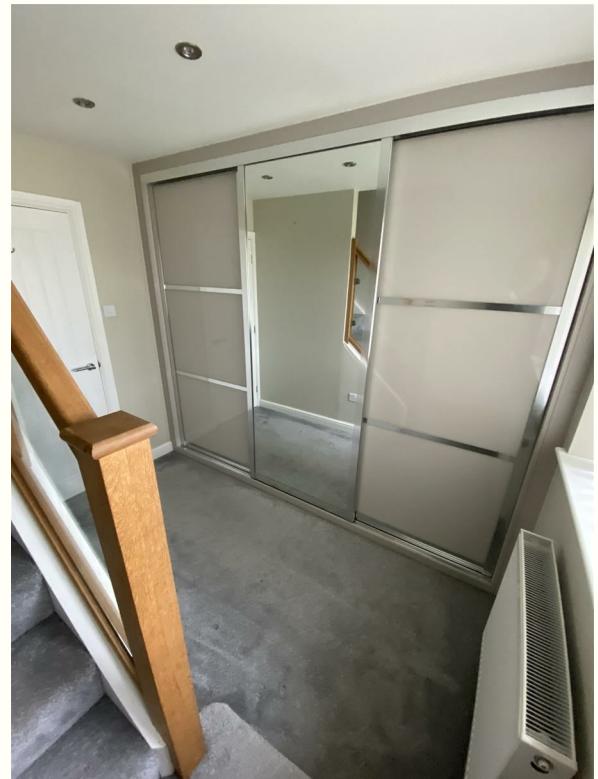
Fully tiled to compliment the white suite comprising; Shaped bath with waterfall shower mixer tap, vanity wash-hand basin with waterfall mixer tap and concealed cistern low flush W.C. Extractor fan. Ceramic tiled floor. Under-floor heating.



**Dressing Room:**

10'10"max x 4'5" exc robes (3.30mmax x 1.35m exc robes)

Fitted with a range of Coates Interior sliding door built-in robes with hanging rail, shelving and drawers. Double panelled central heating radiator. One double power. Glass and light oak balustrade leads to bedroom no 3 (Attic). Ceiling down-lighters.

**Staircase:**

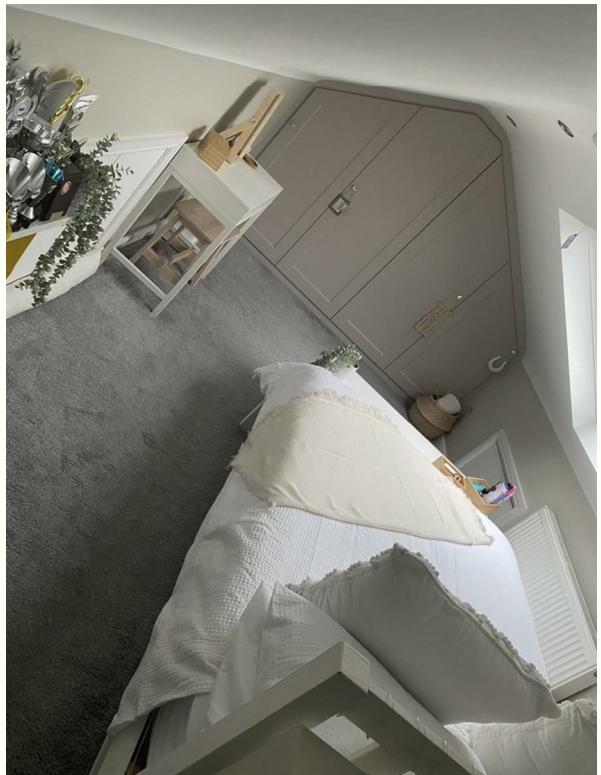
Leading to:



**Bedroom no.3 attic:**

16'5"max x 8'5"max (5.00mmax x 2.57mmax)

Fitted with a range of built-in robes with hanging rail and shelving. Double panelled central heating radiator. Two double power points. Ceiling down-lighters. Under-eves storage. Velux window incorporating blind. Smoke alarm.

**Bedroom no.3 attic:**

**Exterior:**

The front of the property is open plan and laid to lawn. The rear elevation is laid to Indian Stone paving slabs and is bounded by brick walling and composite fencing. Semi-detached single garage with up-and-over door power, light and side courtesy door. Courtesy garden tap. External power point.

**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 B.

**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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	