

Churchills

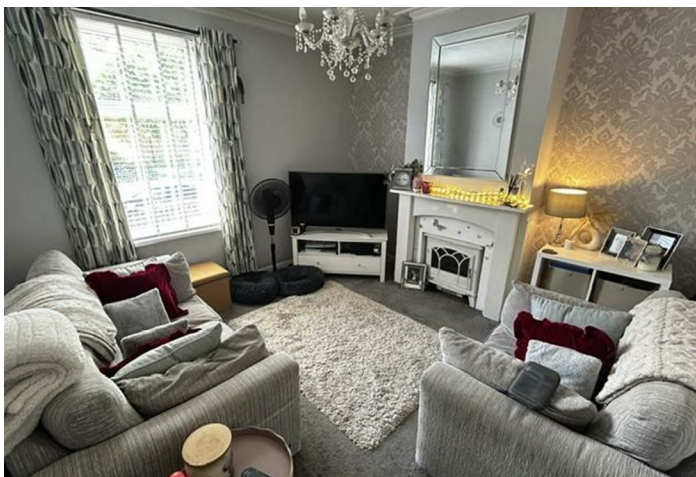


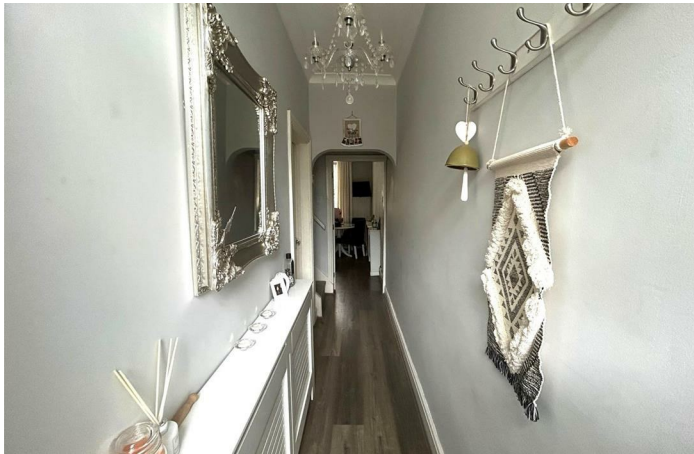
Elm Green Lane

Conisbrough, Doncaster DN12 3JA

- TWO BEDROOMS
- ENTRANCE HALLWAY
 - MODERN LIVING
- ENCLOSED GARDEN
- MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- COMBINATION BOILER
- EPC RATING D

Offers In The Region Of £130,000 Freehold





Situated in Conisbrough, Doncaster, this delightful terraced house on Elm Green Lane offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy home.

The house features two comfortable bedrooms, each designed to provide a peaceful retreat at the end of the day. Situated in a friendly neighbourhood, this property benefits from local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are looking to make your first step onto the property ladder or seeking a charming rental, this home presents a wonderful opportunity.

With its appealing features and prime location, this terraced house on Elm Green Lane is sure to attract interest. Do not miss the chance to view this lovely property and envision your future in this welcoming community.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY

Stairs to first floor landing. Single panelled central heating radiator.

LOUNGE

11'10" * 11'8"
uPVC double glazed window to front elevation. Surround housing a log burner effect electric fire. Single panelled central heating radiator. TV aerial socket.

DINING ROOM

15'5" * 12'2"
uPVC double glazed window to rear elevation. Single panelled central heating radiator. Doorway to cellar. Space and plumbing for an American fridge/freezer.

KITCHEN

9'0" * 8'0"
uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and ceramic hob with extractor over. Space and plumbing for an automatic washing machine. One and a half bowl single drainer sink unit with mixer tap. Space for further appliance. Tiles to splash back areas. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from entrance hallway.

BEDROOM ONE

15'3" * 11'9"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BEDROOM TWO

11'10" * 11'0"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Storage cupboard off.

BATHROOM

9'1" * 8'0"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, low flush WC and hand wash pedestal basin. Fully tiled to shower and splash back areas. Storage cupboard off housing combination boiler. Ceramic tiles to floor. Extractor fan.

OUTSIDE AND GARDENS

To the front is a small walled garden. To the rear is a good size fenced garden with decked patio area and path leading to rear access gateway.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this

property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier.

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier.

Heating is gas and supplied by Mains Supplier.

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

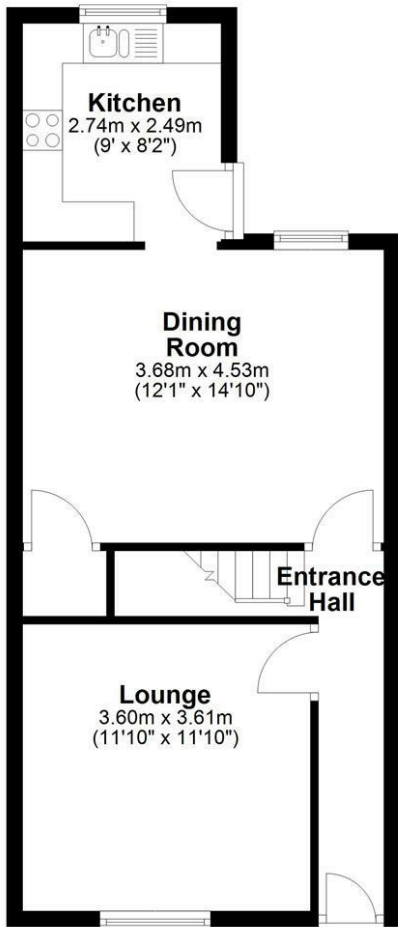
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.



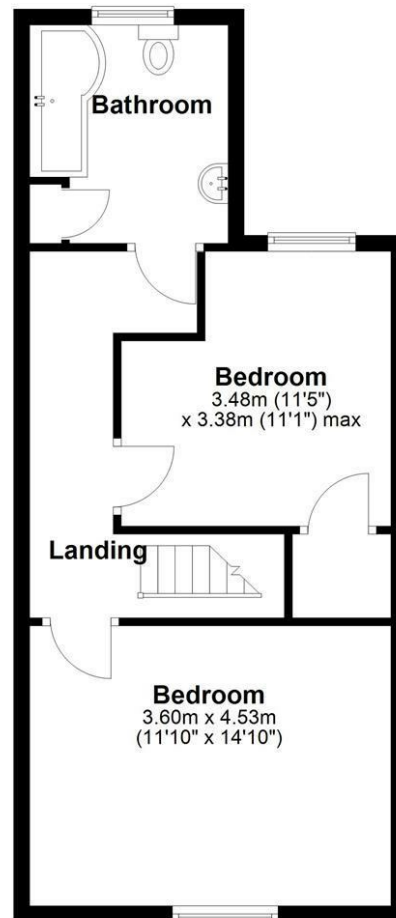
Local Authority Doncaster MBC
Council Tax Band A
EPC Rating D



Ground Floor



First Floor



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.