

Churchills



Calder Terrace. Low Road

Conisbrough, Doncaster DN12 3DP

- THREE BEDROOM
- EXTENSION TO REAR
- ENCLOSED REAR GARDEN
- EPC RATING D
- MID TERRACE HOUSE
- uPVC DOUBLE GLAZED
- COMBINATION BOILER

Offers In The Region Of £125,000 Freehold



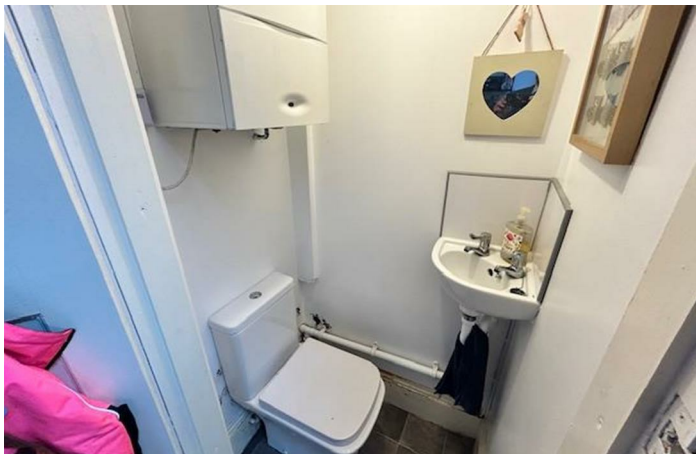


Situated on Calder Terrace on Low Road, Conisbrough, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The inviting living areas are perfect for creating cherished memories with family and friends.

The house boasts three spacious bedrooms, providing a peaceful retreat for rest and rejuvenation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The single bathroom is conveniently located, ensuring ease of access for all residents.

This property is ideally situated in a friendly neighbourhood, making it perfect for families or individuals looking for a sense of community. Conisbrough itself is known for its rich history and local amenities, including shops, schools, and parks, all within easy reach.

Whether you are a first-time buyer or looking to invest, this terraced house on Low Road offers a wonderful blend of comfort and convenience. Do not miss the chance to make this lovely property your new home.



GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

13'11" * 12'1"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Double panelled central heating radiator. Gas fired log burner with tiled hearth.

KITCHEN/DINING ROOM

22'7" * 8'10"

uPVC double glazed French doors 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 chimney type extractor over. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Single drainer sink unit with mixer tap. Two double glazed Velux windows to roof elevation. Laminate wood effect flooring to dining area. Stairs to first floor landing.

WC

Suite in white comprising of low flush WC and hand wash basin. Wall mounted combination boiler.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to rear elevation. Stairs from kitchen/dining room. Stairs to attic bedrooms. Single panelled central heating radiator.

BEDROOM ONE

13'11" * 12'2"

uPVC double glazed window to front elevation. Single panelled central heating radiator.



BATHROOM

11'11" * 6'7"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower, hand wash basin and low flush WC. Single panelled central heating radiator. Extractor fan.

SECOND FLOOR ACCOMMODATION

LANDING

Stairs from first floor landing area.

BEDROOM TWO

13'3" * 12'0"

Double glazed Velux window to roof elevation. Single panelled central heating radiator.

BEDROOM THREE

12'2" * 12'1"

Double glazed Velux window to roof elevation. Single panelled central heating radiator.

OUTSIDE AND GARDENS

To the front is a small garden with path leading to front door. To the rear is a small walled garden with paved patio area and pedestrian access gate.

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
Council Tax Band
EPC Rating D**



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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.