

**Churchills**

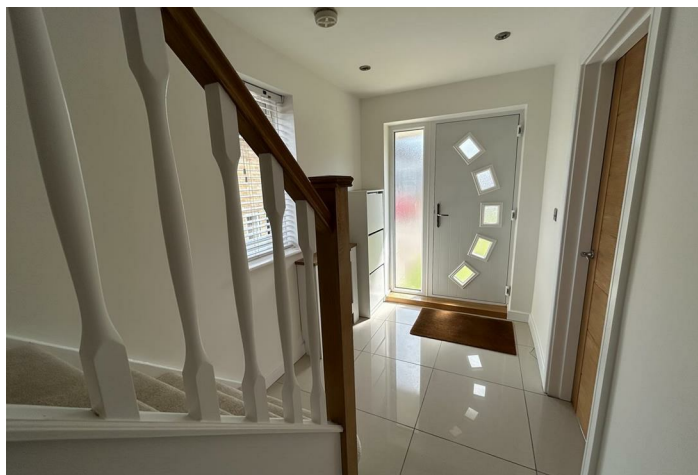


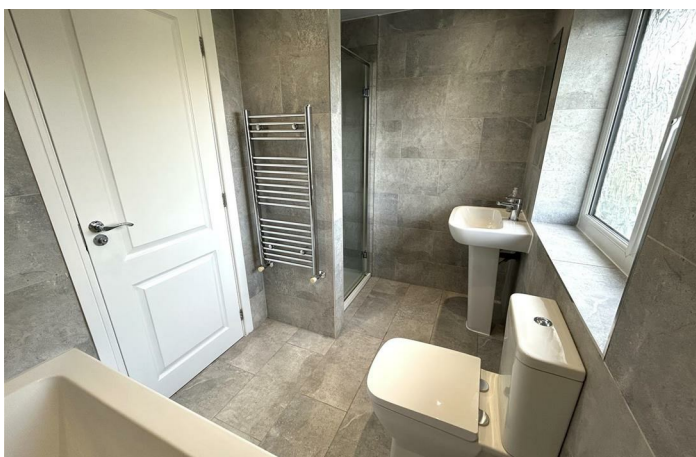
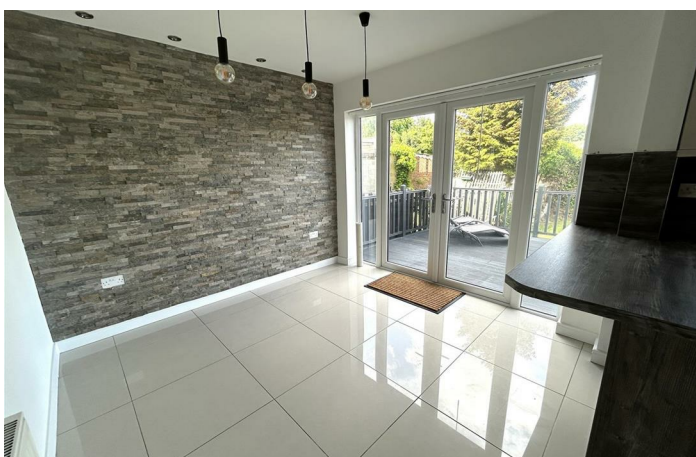
## **Park Avenue**

Conisbrough, Doncaster DN12 2EL

- THREE BEDROOMS
- MODERN LIVING
- OPEN PLAN KITCHEN & DINING ROOM
- PARKING & GARAGE
- SEMI-DETACHED
- BEAUTIFUL INTERIOR
- FRONT & REAR GARDENS
- EPC RATING C

**Offers In The Region Of £225,000 Freehold**





## Location

### GROUND FLOOR ACCOMMODATION

Composite door with glazed side panel opens into:

#### ENTRANCE HALLWAY

Spindled staircase leading to first floor. High gloss tiled flooring., single panelled central heating radiator, ceiling down-lights. Smoke alarm. Understairs storage cupboards.

#### LOUNGE

13'9" x 12'1"

uPVC double glazed bay window to front elevation. The focal point is the chimney wall housing the log burner fire, tiled hearth and back, inset shelving and oak mantle. Single panelled central heating radiator. Seven double power points.

#### KITCHEN & DINING ROOM

18'6" x 9'6"

uPVC double glazed window and uPVC French doors with glazed side panels leading to the rear garden. Modern fitted kitchen with a range of high gloss wall and base units, chrome fittings and marble effect worktops. Breakfast bar with seating. Cream acrylic sink unit with mixer tap. Integrated cooking facilities comprising of electric oven, microwave, gas hob and stainless steel canopy extractor fan above. Space and plumbing for washing machine. Wall unit housing the combination boiler. Double panelled central heating radiator. Ceiling down-lights, concealed lighting to wall units and plinth lighting. High gloss tiled flooring.

### FIRST FLOOR ACCOMMODATION

#### LANDING AREA

uPVC double glazed window to side elevation. Spindled balustrade. Built in storage cupboard. Ceiling down-lights. Loft hatch with ladder access.

#### BEDROOM ONE

13'10" x 12'2"

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

#### BEDROOM TWO

9'7" x 8'11"

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

#### BEDROOM THREE

9'11" x 8'3"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Built in storage cupboard.

#### BATHROOM

9'1" x 5'5"

uPVC double glazed window to rear elevation. Fully tiled to compliment the white suite comprising of white panelled bath with centre mixer tap, pedestal wash-hand basin with mixer tap and push button low flush wc. Separate tiled shower cubicle with electric shower. Heated towel rail, ceiling down-lights. uPVC panelling to ceiling.

## OUTSIDE AND GARDENS

To the front of the property is a spacious lawned garden with boundary wall and concrete driveway providing ample off road parking, leading to the rear. The spacious rear garden has a decked area with steps down leading to a lawned garden and with an arrangements of shrubs and hedges.

## SUMMER HOUSE

22'11" x 9'10"

A timber framed summer house with bi-fold doors opens onto the garden and is surrounded by matching decking. Nearing completion it has been fully decorated and has electric supply.

## VIEWINGS

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto: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 and outdoors is classed as **LIKELY** to be ok according to Ofcom.

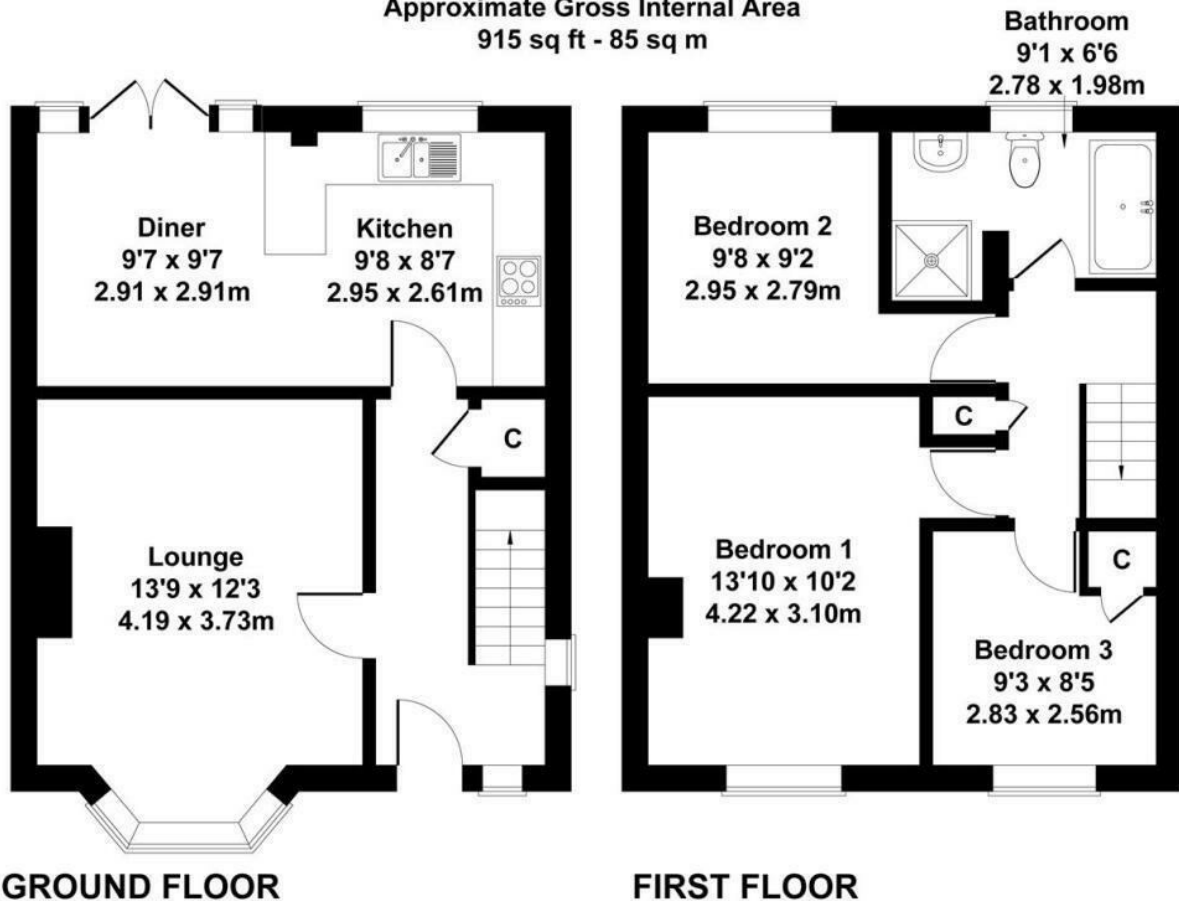


Local Authority DMBC  
Council Tax Band B  
EPC Rating C



## 3 Park Avenue, Conisbrough, DN12 2EL

Approximate Gross Internal Area  
915 sq ft - 85 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Floor plans are for identification purposes only. All measurements are approximate.

### Churchills Sales Office

16 High Street, Mexborough, South  
Yorkshire, S64 9AS

### Contact

01709 582880  
Info@churchillsestateagents.com  
www.churchillsestateagents.com

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.