

# FOR SALE

**dunstan**  
ESTATE AGENTS · VALUERS · INSURANCE SERVICES



**61 GARDENS LANE  
CONISBROUGH  
DN12 3JY**

**OFFERS AROUND £125,000**

- Mid Terraced House
- G.C.H & uPVC D.G
- Separate Dining Room
- Ground Floor Bathroom
- Council Tax Band A
- Three Bedrooms
- Lounge
- Fitted Kitchen
- Rear Elevation
- Energy Performance Rating

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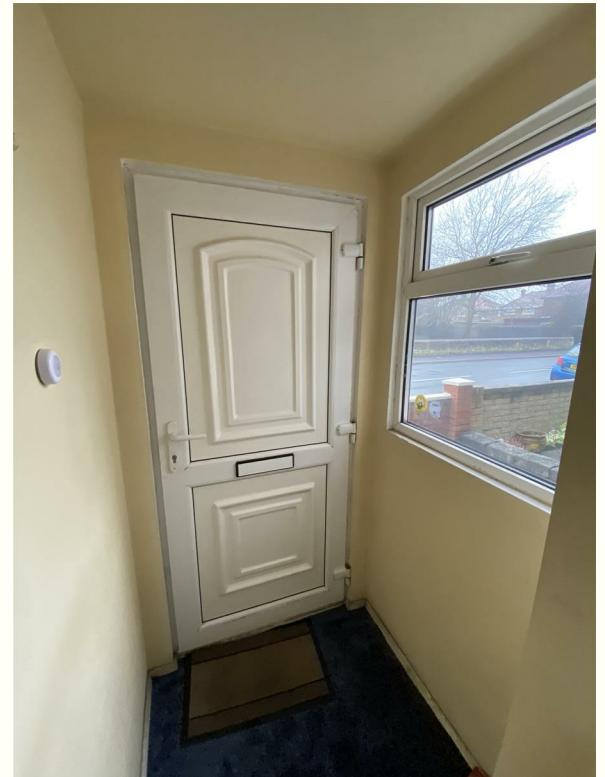
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**Briefly comprising:****Entrance:**

uPVC door leading to:

**Storm porch:**

Window allowing natural light. Timber door leading to:

**Lounge:**

12'6"max x 11'2"max (3.81mmax x 3.40mmax )

The focal point of this room is the brick fire surround with circular brick hearth. Single panelled central heating radiator. One double power point. Dado rail. Ceiling coving. Ceiling rose.



**Lounge:****Lounge:****Inner hallway:**

Under-stairs storage cupboard.

**Dining room:**

12'6"max x 11'2"max (3.81mmax x 3.40mmax)

Single panelled central heating radiator. Two double power points. Ceiling rose. Laminate flooring.



**Dining room:****Kitchen:**

9'7" 6'4" (2.92m 1.93m)

Fitted with a range of white wall and base units with stainless steel pillar handles. 1.1/2 bowl stainless steel sink unit with mixer tap. Built-under electric oven. Stainless steel gas hob inset into granite effect work surfaces. Stainless steel and glass canopy extractor fan with light above. Tall unit housing the built-in microwave. Integrated fridge/freezer. Plumbed for automatic washing machine. Two double power points plus those concealed serving the electrical appliances. Upvc door leading to the rear elevation. Ceramic tiled floor. Archway leading to:

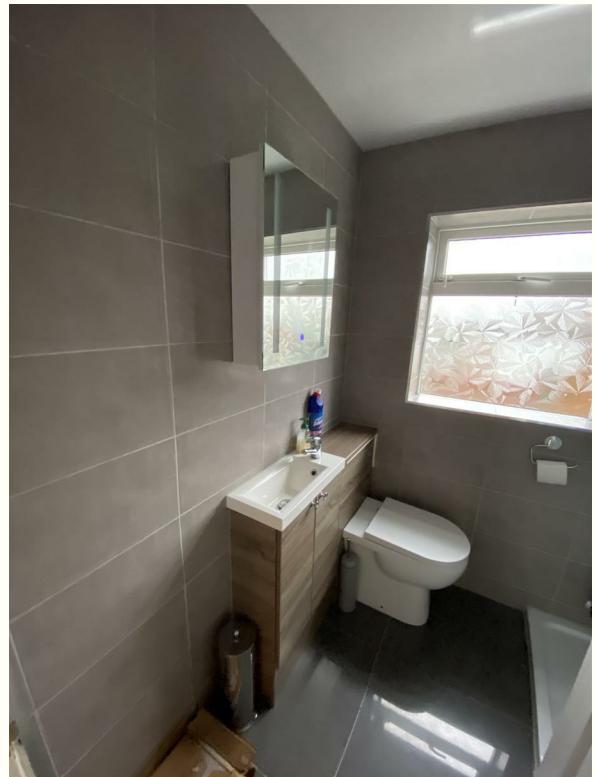
**Hallway:**

One double power point. Window allowing natural light. Tiled floor.

## Ground floor shower room:

6'1" x 5'6" (1.85m x 1.68m)

Fitted with vanity wash-hand basin with mixer tap and concealed cistern low flush push button W.C. Walk-in electric shower. Chrome ladder style radiator/towel rail. Complimentary tiled sheeting. Ceramic tiled floor.



## Ground floor shower room:



## Staircase:

## First floor landing:

**Bedroom no.1 front double:**

12'6" x 11'2" (3.81m x 3.40m )

Single panelled central heating radiator. One double power point. Built-in cupboard with hanging rail.

**Bedroom no.1 front double:**

**Bedroom no.1 front double:****Bedroom no.2 rear double:**

**Bedroom no.2 rear double:**

12'7"max x 11'2"max (3.84mmax x 3.40mmax)

Single panelled central heating radiator. One single power point. Built-in cupboard for useful storage. Further built-in cupboard housing the combination boiler which serves both the gas central heating system and the domestic hot water supply.

**Further stairs:**

Leading to:

**Bedroom no.3 attic:**

15'8"max x 11'0"max (4.78mmax x 3.35mmax )

Ranch style balustrade. Window allowing natural light.



**Bedroom no.3 attic:****Exterior:**

A timber gate gives pedestrian access to the front elevation which is laid to flags and bounded by brick walling. The private rear elevation is laid to flags and bounded by timber fencing with concrete posts and brick walling. A timber pedestrian gate gives access to a gated rear service/private access road . Energy performance rating



**Exterior:****Front view:****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 A.

### 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>			<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>			<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	