

**Churchills**



## Thirlwall Avenue

Conisbrough, Doncaster DN12 3JZ

- THREE BEDROOM
- CORNER PLOT
- SOLAR PANELS TO ROOF
- DETACHED GARAGE
- SEMI DETACHED HOUSE
- uPVC DOUBLE GLAZED
- GARDENS TO THREE SIDES
- EPC RATING D

**Offers In The Region Of £165,000 Freehold**





Situated on Thirlwall Avenue, Conisbrough, this delightful semi-detached house presents an excellent opportunity for families and first-time buyers alike. With its inviting façade and well-maintained exterior, this property offers a warm welcome from the moment you arrive.

Inside, you will find two spacious reception rooms, perfect for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a formal dining area. The natural light that floods through the windows creates a bright and airy atmosphere, enhancing the overall appeal of the home.

The property boasts three comfortable bedrooms, providing ample space for family members or guests. Each room is designed to offer a peaceful retreat, ensuring restful nights and rejuvenating mornings. The layout is practical and functional, making it easy to personalise each space to your taste.

In summary, this semi-detached house on Thirlwall Avenue is a wonderful opportunity to create lasting memories in a welcoming environment. With its generous living spaces, three bedrooms, and prime location, it is a property not to be missed. We invite you to come and explore the potential this home has to offer.

#### **GROUND FLOOR ACCOMMODATION**

uPVC double glazed and panelled doorway opens into:

#### **ENTRANCE HALLWAY**

Stairs to first floor landing with handrail, spindles and newel posts. Laminate wood effect flooring. Single panelled central heating radiator.

#### **LOUNGE**

12'9" \* 12'6"

uPVC double glazed window to front elevation. Living flame coal effect gas fire. Laminate wood effect flooring. Single panelled central heating radiator.

#### **KITCHEN/DINER**

19'2" \* 9'10"

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. Space and plumbing for an automatic washing machine. Space for fridge freezer. Storage cupboard off. Tiles to splash back areas.

#### **DINING AREA**

uPVC patio door to rear elevation. Laminate wood effect flooring. Double panelled central heating radiator.

#### **REAR ENTRANCE HALLWAY**

uPVC double glazed doorways to both front and rear elevations. Two large storage cupboards one with window allowing light in and a separate WC. Double panelled central heating radiator.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

uPVC double glazed window to side elevation. Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point. Storage cupboard off.

#### **BEDROOM ONE**

12'7" \* 9'9"

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

#### **BEDROOM TWO**

11'8" \* 8'7"

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

### **BEDROOM THREE**

9'1" \* 8'7"

uPVC double glazed window to front elevation. Double panelled central heating radiator. Storage cupboard off housing combination boiler.

### **BATHROOM**

7'1" \* 5'4"

uPVC double glazed window to side elevation. Suite in white comprising of, low flush WC, hand wash pedestal basin and bath with electric shower. Fully tiled to shower and splash back areas. Double panelled central heating radiator.

### **DETACHED GARAGE**

16'1" \* 8'3"

Concrete section with up and over doorway.

### **OUTSIDE AND GARDENS**

Corner plot with gardens to three sides. Two the front is a large driveway that can accommodate a number of vehicles, leading to the detached garage. To the side is a hedged garden which is mostly grass and to the rear is a fenced garden that is also mostly grass. To the roof there are 9 2KW Solar Panels.

### **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.

### **MOBILE COVERAGE**

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

### **BROADBAND**

The property broadband speed is excellent with fibre broadband available.



**Local Authority Doncaster MBC**  
**Council Tax Band A**  
**EPC Rating**



**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.