

Pretoria Cottages

Low Road, Conisbrough

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- DETACHED GARAGE
- COMBINATION BOILER
- SEMI DETACHED HOUSE
- TWO RCEPTION ROOMS
- OFF ROAD PARKING & GARDENS
- EPC RATING E

Asking Price £140,000 Freehold













Situated on Low Road in Conisbrough, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The living areas are filled with natural light, creating a warm and welcoming atmosphere.

The house features two spacious bedrooms, perfect for a small family or for those wishing to have a guest room or home office.

The location of this property is particularly appealing, as it offers a blend of tranquillity and accessibility. Conisbrough is known for its friendly community and local amenities, making it an ideal place to settle down. Residents can enjoy nearby parks, shops, and schools, all within easy reach.

Whether you are a first-time buyer or looking to downsize, this home offers a wonderful opportunity to embrace a comfortable lifestyle in a lovely area. Do not miss the chance to view this charming residence and envision your future here.

FIRST FLOOR ACCOMMODATION
uPVC double glazed and panelled doorway opens into:

ENTRANCE HALLWAY
Timber framed doorway opens into:

LOUNGE
15'11" inc to 17'11" into bay * 13'5"
uPVC double glazed bay window to front elevation. Surround housing a modern electric fire with marble back and hearth. Double panelled central heating radiator. TV aerial socket. Storage cupboard off housing combination boiler.

DINING ROOM
8'2" * 8'3"
uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

KITCHEN
14'6" * 8'5"
uPVC double glazed window to front elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and 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 fridge freezer. Tiles to splash back areas. Single panelled central heating radiator. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING
Stairs from entrance hallway with handrail, spindles and newel posts to landing area. Single panelled central heating radiator.

BEDROOM ONE
14'11" into bay * 9'7"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BEDROOM TWO
11'5" * 9'4"
uPVC double glazed window to front elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

BATHROOM
8'4" * 8'3"
uPVC double glazed window to rear elevation. Suite in white comprising of bath with shower tap attachment, low flush WC, hand wash pedestal basin with storage beneath and separate shower cubicle with direct feed shower over. Tiles to splash back areas and flooring. Single panelled central heating radiator. Loft access point.

DETACHED GARAGE
Rendered concrete section with up and over door.

OUTSIDE AND GARDENS
To the front is a low maintenance garden with access to the front and side door. To the rear is a lawned area and shrubs.

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.

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

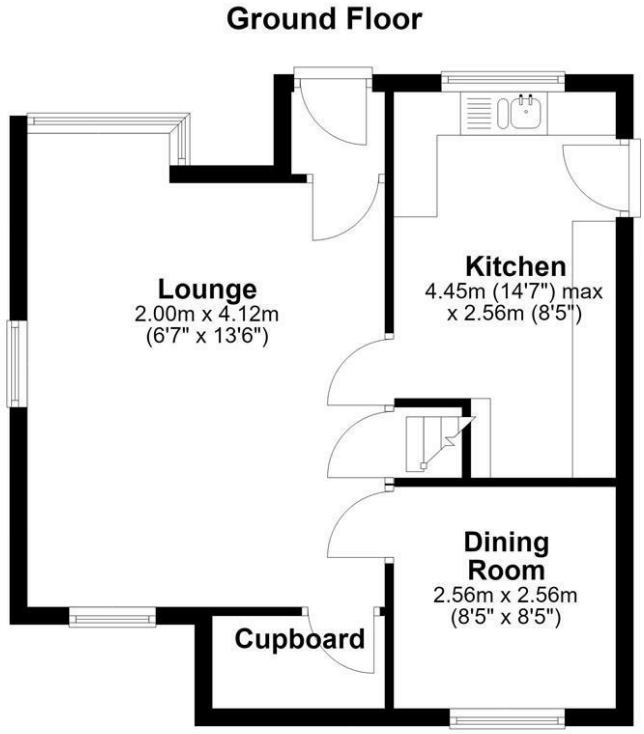
BROADBAND
The property broadband speed is excellent with fibre broadband available.

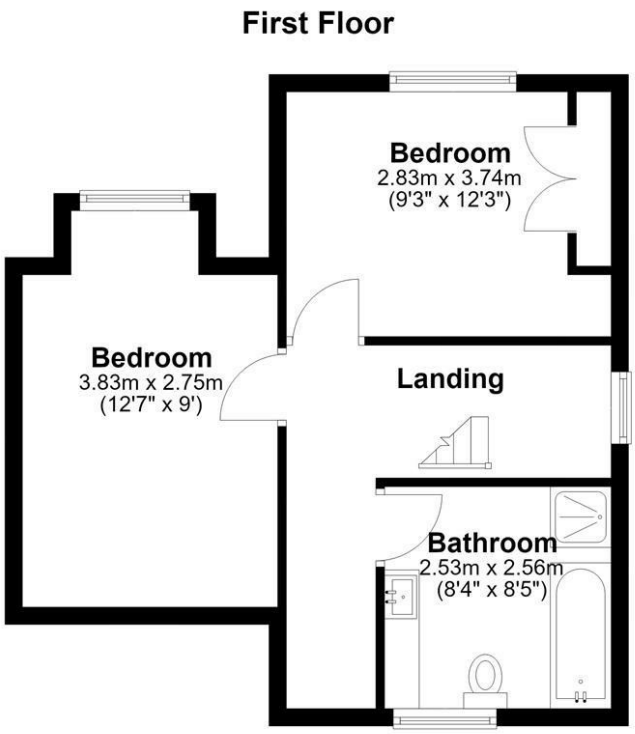


Local Authority Doncaster MBC
Council Tax Band A
EPC Rating E









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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.