

Churchills



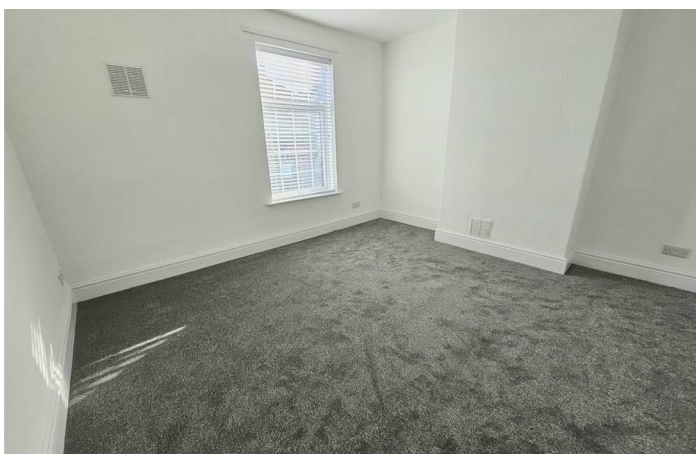
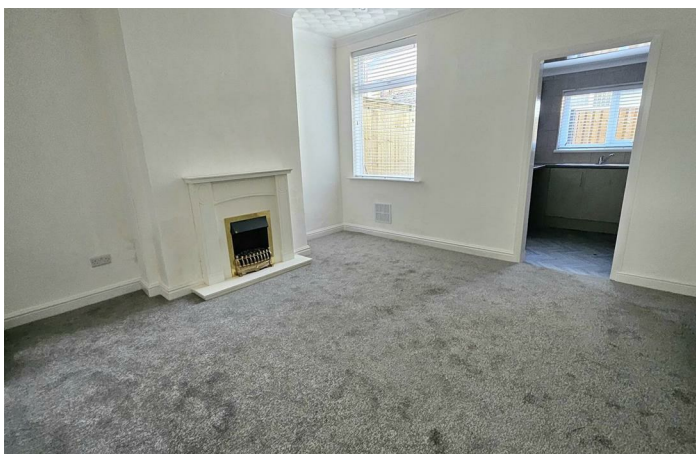
Church Street

Conisbrough, Doncaster DN12 3JL

- TWO DOUBLE BEDROOMS
- NEW RESIN REAR GARDEN
- uPVC DOUBLE GLAZED WINDOWS
- SHARED REAR DRIVEWAY
- EPC RATING D
- MID TERRACED PROPERTY
- TWO RECEPTION ROOMS
- GARDENS FRONT & REAR
- POTENTIAL RENT OF £9000

Offers In The Region Of £130,000 Freehold





Nestled in the charming village of Conisbrough, this delightful mid-terraced house on Church Street offers a perfect blend of comfort and convenience. The property features two spacious reception rooms, including a welcoming lounge and a bright dining room, ideal for both relaxation and entertaining.

The modern kitchen is well-equipped, providing a functional space. Upstairs, you will find two generously sized double bedrooms, ensuring ample room for rest and personal space. The property also includes a well-appointed bathroom.

Externally there is a blocked paved frontage and new resin floor to the rear garden area, with shared off road parking.

The village location adds to the appeal, offering a sense of community while still being surrounded by local amenities and transport links. This home is perfect for first-time buyers or property investors, providing a comfortable living space.

GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

12'11" * 12'5"

uPVC double glazed window to front elevation. Surround housing a modern stainless steel coal effect electric fire with matching hearth. Double panelled central heating radiator. Understairs storage cupboard.

INNER LOBBY

Stairs to first floor landing.

DINING ROOM

12'11" * 12'11"

uPVC double glazed window to rear elevation. Surround housing a modern stainless steel coal effect electric fire with matching hearth. Single panelled central heating radiator. LED downlights to ceiling.

KITCHEN

6'6", 13'6" * 6'6", 8'5"

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 with chimney type extractor over. Space and plumbing for an automatic washing machine. Single drainer stainless steel sink unit with mixer tap. Space for fridge. Fully tiled to all walls. uPVC double glazed and panelled doorway to rear elevation.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby. Loft access point.

BEDROOM ONE

12'11" * 12'5"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Built in wardrobe to one wall.

BEDROOM TWO

13'1" * 10'0"

uPVC double glazed window to rear elevation. Single panelled central heating radiator. Built in wardrobe to one wall.

BATHROOM

7'8" * 7'4"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with direct feed shower, hand wash pedestal basin and low flush WC. Double panelled central heating radiator. Storage cupboard off housing a combination boiler. uPVC cladding to walls. Extractor fan.

OUTSIDE AND GARDENS

To the front is a wrought iron gate giving access to a block paved frontage. To the rear is a newly laid resin fenced garden area.

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 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 DMBC
Council Tax Band A
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.