

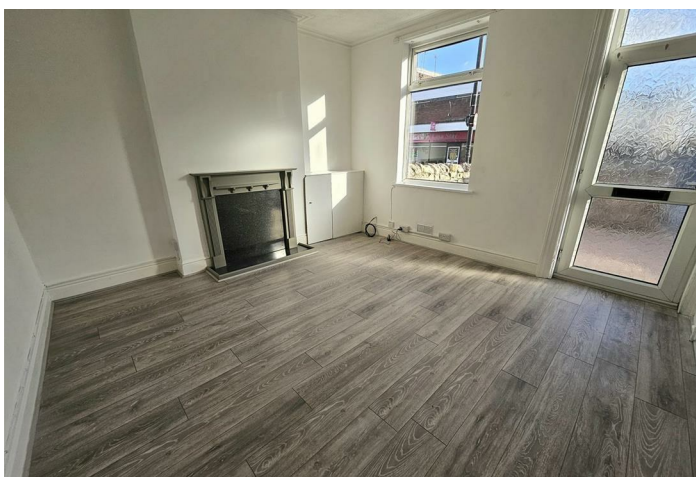


Church Street

Conisbrough, Doncaster DN12 3JL

- TWO DOUBLE BEDROOMS
 - NO VENDOR CHAIN
 - RECENTLY RENOVATED
- POTENTIAL RENT OF £9000
- END TERRACE HOUSE
- TWO RECEPTION ROOMS
- SHARED REAR DRIVEWAY
 - EPC RATING E

Offers In The Region Of £130,000 Freehold





Situated on Church Street in the welcoming village of Conisbrough, this renovated end-terrace house offers a delightful blend of modern living and comfort.

Spanning an impressive 883 square feet, the property features two well-proportioned bedrooms and a contemporary bathroom, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious and bright living area and separate dining room. The modern kitchen is a standout feature, equipped with built in cooking and ample storage.

The low-maintenance front and rear gardens offer a lovely outdoor space to enjoy the fresh air without the burden of extensive upkeep.

Conveniently located, it provides easy access to local shops, schools, and transport links, making it a perfect choice for anyone looking to settle in this vibrant community. Do not miss the opportunity to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

uPVC double glazed doorway opens into:

LOUNGE

12'11" * 12'4"

uPVC double glazed window to front elevation. Surround with matching hearth. Laminate wood effect flooring. Single panelled central heating radiator.

DINING ROOM

12'11" * 12'11"

uPVC double glazed window to rear elevation. Surround housing a coal effect electric fire with matching hearth. Laminate wood effect flooring. Single panelled central heating radiator.

INNER LOBBY

Stairs to first floor landing.

KITCHEN

7'10" * 7'4"

uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Cooking facilities comprising of electric oven and ceramic hob with chimney type extractor over. Single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Space for fridge. Fully tiled to all walls. uPVC double glazed and panelled doorway to side elevation.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs from inner lobby. Loft access point.

BEDROOM ONE

13'1" * 12'4"

uPVC double glazed window to front elevation. Laminate wood effect flooring. Single panelled central heating radiator.

BEDROOM TWO

13'1" * 10'0"

uPVC double glazed window to rear elevation. Laminate wood effect flooring. Single panelled central heating radiator.

BATHROOM

7'10" * 7'4"

uPVC double glazed window to rear elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Heated towel rail. uPVC cladding to walls. Storage cupboard of housing combination boiler.

OUTSIDE AND GARDENS

To the front is a block paved shared frontage leading to front door. To the rear is a paved yard 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.

MOBILE COVERAGE

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

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

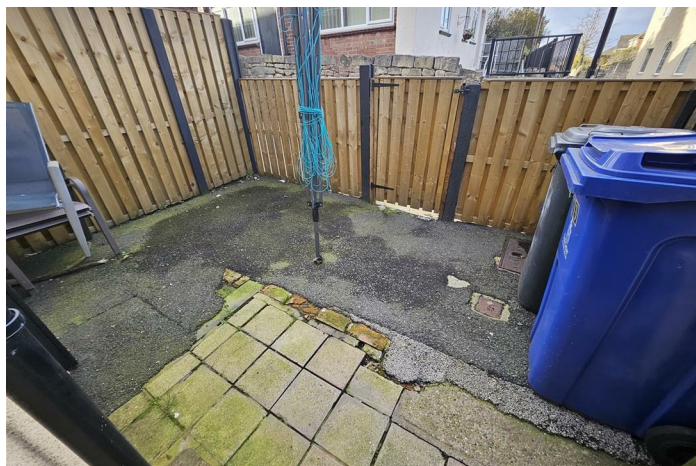
Current mobile coverage for indoors LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available on the street.



Local Authority DMBC
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.