



Churchills

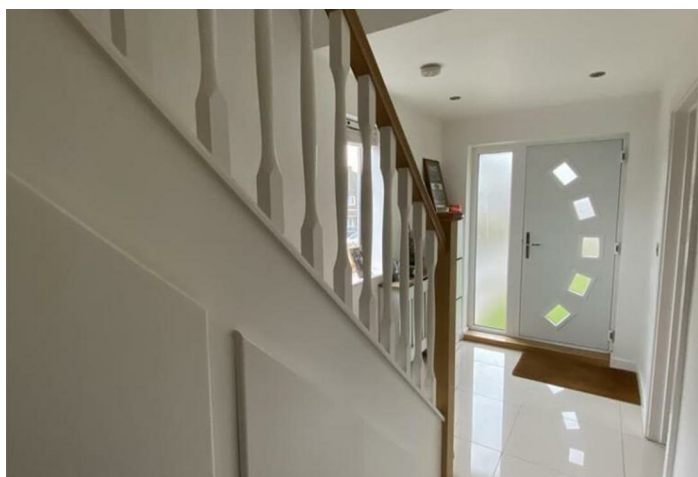


Park Avenue

Conisbrough, Doncaster DN12 2EL

- THREE BEDROOMS
- MODERN LIVING
- OPEN PLAN KITCHEN & DINING ROOM
- PARKING & GARAGE
- SEMI-DETACHED
- BEAUTIFUL INTERIOR
- FRONT & REAR GARDENS
- EPC RATING C

Offers In The Region Of £220,000 Freehold





Location

GROUND FLOOR ACCOMMODATION

Composite door with glazed side panel opens into:

ENTRANCE HALLWAY

Spindled staircase leading to first floor. High gloss tiled flooring., single panelled central heating radiator, ceiling down-lighters. Smoke alarm. Understairs storage cupboards.

LOUNGE

13'9" x 12'1"

uPVC double glazed bay window to front elevation. The focal point of the room is the inset to the chimney breast housing the log burner with tiled hearth and back plate with decorative timber mantel. Single panelled central heating radiator. Seven double power points.

KITCHEN / DINER

18'6" x 9'6"

uPVC double glazed window and uPVC French doors with glazed side panels leading to the rear garden. Modern fitted kitchen with a range of high gloss wall and base units, chrome fittings and marble effect worktops. Cream acrylic sink unit with mixer tap. Integrated cooking facilities comprising of electric oven, microwave, gas hob and stainless steel canopy extractor fan above. Space and plumbing for washing machine. Wall unit housing the combination boiler. Double panelled central heating radiator. Ceiling down-lighters, concealed lighting to wall units and plinth lighting. High gloss tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed window to side elevation. Spindled balustrade. Built in storage cupboard. Ceiling down-lights. Loft hatch with ladder access.

BEDROOM ONE

13'10" x 12'2"

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

BEDROOM TWO

9'7" x 8'11"

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

BEDROOM THREE

9'11" x 8'3"

uPVC double glazed window to front elevation. Single panelled central heating radiator. Built in storage cupboard.

BATHROOM

9'1" x 5'5"

uPVC double glazed window to rear elevation. Fully tiled to compliment the white suite comprising of white panelled bath with centre mixer tap, pedestal wash-hand basin with mixer tap and push button low flush wc. Separate glazed shower compartment with electric shower. Heated towel rail, ceiling down-lights. uPVC panelling to ceiling.

OUTSIDE AND GARDENS

To the front of the property is a spacious lawned garden with boundary wall and concrete driveway providing ample off road parking. The enclosed rear garden has a decked area with steps down leading to a lawned garden area with an arrangements of hedges to the rear.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsstateagents.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

BROADBAND

The property broadband speed is excellent with fibre broadband available.

MOBILE COVERAGE

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



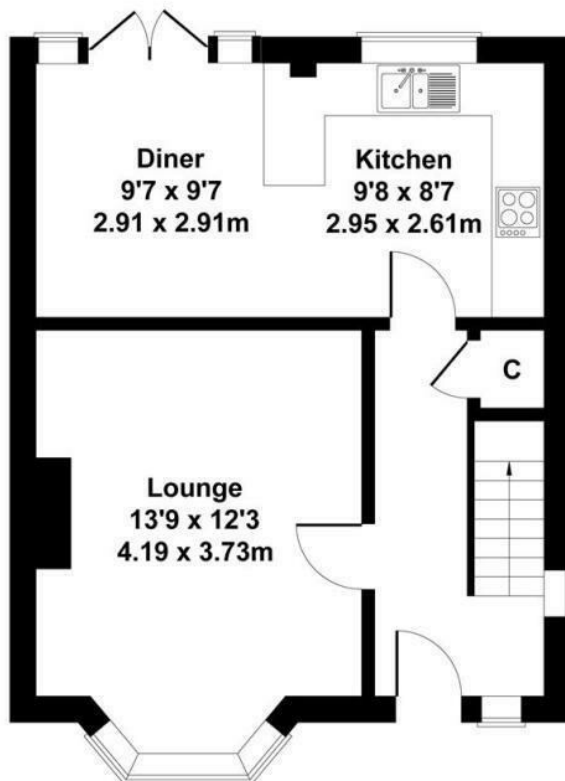
Local Authority DMBC
Council Tax Band B
EPC Rating C



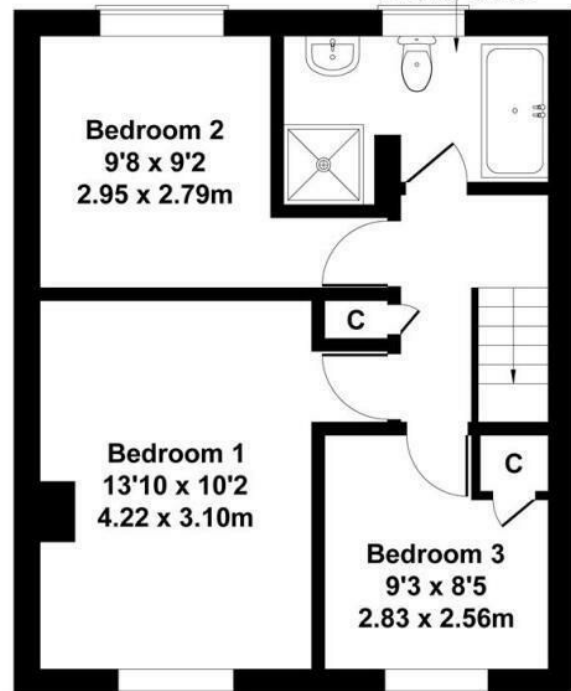
3 Park Avenue, Conisbrough, DN12 2EL

Approximate Gross Internal Area
915 sq ft - 85 sq m

Bathroom
9'1 x 6'6
2.78 x 1.98m



GROUND FLOOR



FIRST FLOOR

Floor plans are for identification purposes only. All measurements are approximate.

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