Gardens Lane

Conisbrough, Doncaster DN12 3JY

- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- NO UPWARRD CHAIN
- MID TERRACED HOUSE
- GALLEY KITCHEN
- OPEN PARK VIEWS
- EPC RATING D

Offers Around £110,000 Freehold

Conveniently located and offered for sale with no vendor chain is this mid terrace property, boasting a generous living area featuring two reception rooms that provide ample space for relaxation and entertaining. The modern kitchen and integrated appliances adds to the key features of this well maintained property.

There are three double bedrooms over two floors, and the conveniently located modern downstairs bathroom adds to the practicality of this home.

One of the standout features are the stunning open park views to the front, allowing for a serene and picturesque setting. The enclosed garden area offers a private outdoor space, perfect for enjoying the fresh air or hosting gatherings.

Situated in a good location, this home benefits from easy access to local amenities and transport links, making it an ideal choice for both families and professionals alike.

GROUND FLOOR ACCOMMODATION

FRONT ENTRANCE PORCH
uPVC double glazed door and side window., opens into:

LOUNGE
Timber glazed door and uPVC double glazed window to the front elevation. Brick fire surround and hearth, single panelled central heating radiator. One double power point, dado rail. ceiling coving and rose.

DINING ROOM
uPVC double glazed window to the rear elevation. Single panelled central heating radiator, two double power points, ceiling rose, laminate flooring.

KITCHEN
uPVC double glazed window and door to the rear elevation. A range of white wall and base units with roll edged worktops, stainless steel sink unit and mixer tap. Built in cooking facilities comprising of stainless steel gas hob, electric oven, microwave and stainless steel and glass canopy extractor hood over. Integrated fridge/freezer units, space and plumbing for washing machine. Ceramic tiled floor. Archway leading to:

GROUND FLOOR BATHROOM
uPVC double glazed window to the rear elevation. A modern suite comprising of vanity wash-hand basin with mixer tap and concealed cistern, low flush WC and double shower cubicle with electric shower. Chrome ladder style
radiator/towel rail. Complimentary tiled sheeting to walls. Ceramic tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING AREA
Access to bedrooms and stairs to attic bedroom.

BEDROOM ONE
uPVC double glazed window to the front elevation. Single panelled central heating radiator. Built-in cupboard with hanging rail.

BEDROOM TWO
uPVC double glazed window to the rear elevation. Single panelled central heating radiator. Two built-in cupboards for useful storage and one housing the combination boiler.

ATTIC BEDROOM THREE
Stairs from landing area with handrail. uPVC window to the front elevation.

EXTERIOR & GARDENS
To the front is a timber gate giving access to the front flagged garden enclosed with brick walling. To the rear is an enclosed flagged garden with access to the gated rear service / private road .

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.

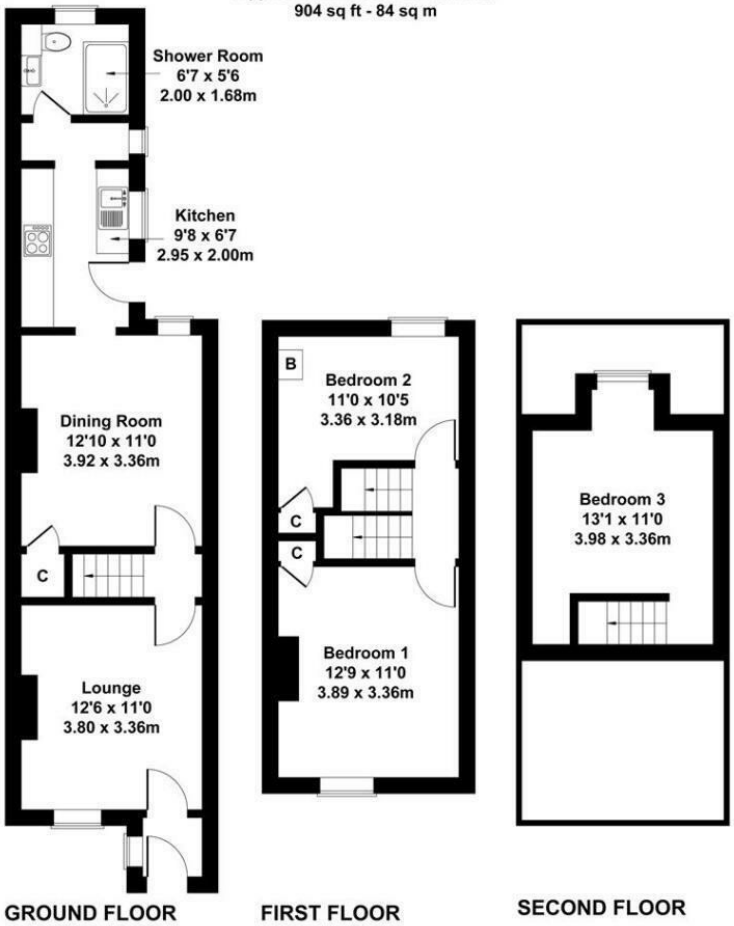
MOBILE COVERAGE
Current mobile coverage for indoors is LIMITED and outdoors is classed as LIKELY to be ok according to Ofcom.

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

Local Authority DMBC
Council Tax Band A
EPC Rating D

61 Gardens Lane, Conisbrough, DN12 3JY

Approximate Gross Internal Area
904 sq ft - 84 sq m



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

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