



## Daylands Avenue

Conisbrough, Doncaster DN12 2NJ

- THREE BEDROOMS
- IN NEED OF MODERNIZATION
  - BACK BOILER
  - LARGE REAR GARDEN
- SEMI DETACHED HOUSE
- uPVC DOUBLE GLAZED
- GARDENS TO THREE SIDES
  - EPC RATING TBC

**Offers In The Region Of £125,000 Freehold**





Situated in the charming area of Conisbrough, Doncaster, this delightful semi-detached house on Daylands Avenue offers a perfect blend of comfort and convenience. With three bedrooms, this property is in need of modernization and is ideal for families or those seeking extra space.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who value community living. The surrounding area offers a variety of recreational activities, ensuring that there is always something to do.

This semi-detached house on Daylands Avenue is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to settle down in a welcoming community, this home presents a wonderful opportunity. Do not miss the chance to make this lovely house your new home.



#### GROUND FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

#### ENTRANCE HALLWAY

uPVC double glazed window to front elevation. Stairs to first floor landing with handrail, spindles and newel posts. Storage cupboard off with uPVC double glazed window to side elevation.

#### LOUNGE

16'5" \* 12'0"

uPVC double glazed window to front elevation. Surround housing a wall mounted gas fire with back boiler and marble back and hearth. Single panelled central heating radiator. uPVC double glazed patio doors to rear garden.

#### KITCHEN

10'9" \* 9'2"

uPVC double glazed window to rear elevation. Range of wall and base units with roll edged work surfaces, Space for slot in cooker. Space and plumbing for an automatic washing machine and space for further appliance. Single drainer stainless steel sink unit. Single panelled central heating radiator. Tiles to splash back areas. Pantry off with uPVC double glazed window to side elevation.

#### WC

uPVC double glazed window to side elevation. Low flush WC.

#### SIDE ENTRANCE LOBBY

uPVC double glazed and panelled doorway to side elevation.



#### FIRST FLOOR ACCOMMODATION

#### LANDING

uPVC double glazed window to front elevation. Stairs from entrance hallway with handrail, spindles and newel posts. Loft access point.

#### BEDROOM ONE

10'7" to wardrobes \* 10'1"

uPVC double glazed window to rear elevation. Range of fitted wardrobes to one wall. Single panelled central heating radiator.

#### BEDROOM TWO

13'7" \* 7'10"

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

#### BEDROOM THREE

9'0" \* 8'6"

uPVC double glazed window to front elevation.



## **BATHROOM**

6'3" \* 5'4"

uPVC double glazed window to rear elevation. Suite in white comprising of low flush WC, hand wash pedestal basin and separate shower cubicle with electric shower over. uPVC cladding to walls and ceiling. LED downlights. Single panelled central heating radiator. Extractor fan.

## **OUTSIDE AND GARDENS**

To the front is a small fence garden with gate leading to side yard area and further gate leading onto large and long fenced rear garden which is mostly grassed.

## **VIEWINGS**

By appointment only with Churchills call 01709 582880 or email [info@churchillsestateagents.com](mailto: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.

## **BROADBAND**

The property broadband speed is excellent with fibre broadband available.

## **MOBILE COVERAGE**

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

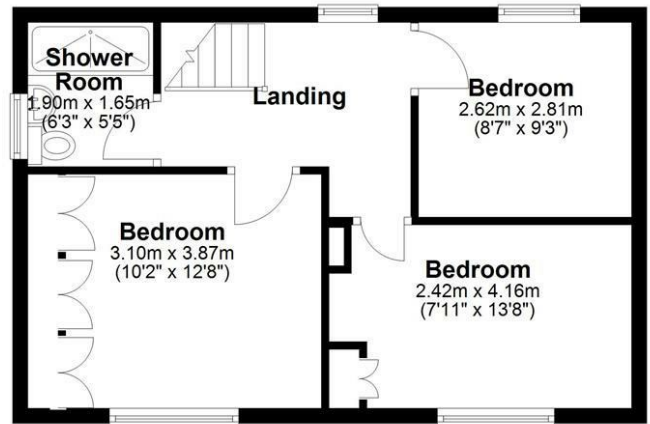
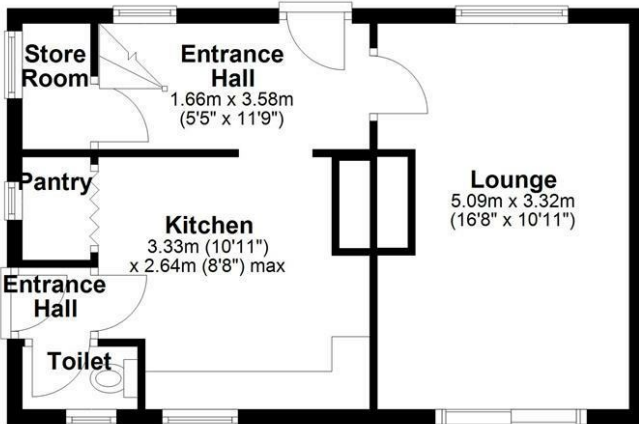


Local Authority Doncaster MBC  
Council Tax Band A  
EPC Rating E



## First Floor

## Ground Floor



### Churchills Sales Office

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### Contact

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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.