

**FOR
SALE**



3 PARK AVENUE
CONISBROUGH
DN12 2EL

OFFERS AROUND £220,000

- Semi-detached House
- G.C.H Gas Central Heating
- Lounge
- Bathroom
- Council Tax Band B
- Three Bedrooms
- Upvc D.G
- Kitchen/diner
- Front & rear Gardens
- Energy Performance Rating

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Briefly comprising:**Entrance:**

Comosite door with glazed side panel leading to:

Entrance hallway:

Spindled staircase leading off. Single panelled central heating radiator. Ceiling down-lighters. Smoke alarm. Under-stairs storage cupboards. Window allowing natural light. High gloss tiled flooring.

**Entrance hallway:**

Lounge:

13'9"exc bay x 12'1"max (4.19mexc bay x 3.68mmax)

The focal point of this room is the inset to chimney breast housing the log burner with slightly raised tiled hearth, tiled back plate and decorative timber mantel. Single panelled central heating radiator. Seven double power points.



Lounge:



Lounge:



Kitchen/diner:

18'6"max x 9'6"max (5.64mmax x 2.90mmax)

Fitted with a range of high gloss wall and base units with stainless steel pillar handles. 1.1/2 bowl cream acrylic sink unite with mixer tap. Tall unit housing the electric oven and separate microwave. Gas hob inset into wood effect work surfaces. Stainless steel canopy extractor fan with light above. Stainless steel splash back. Plumbed for automatic washing machine. Wall unit housing the combination boiler which serves both the gas central heating system and the domestic hot water supply. Double panelled central heating radiator. Four double power points. One single power point plus those concealed serving the electrical appliances. Ceiling down-lighters. Concealed lighting to wall units. Plinth lighting. High gloss tiled flooring. Upvc French doors with glazed side panels leading to the rear garden



Kitchen/diner:



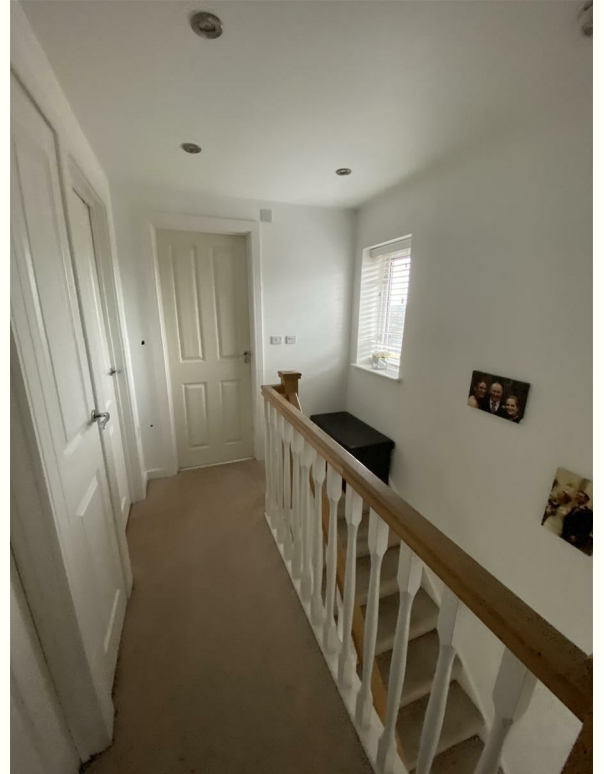
Kitchen/diner:



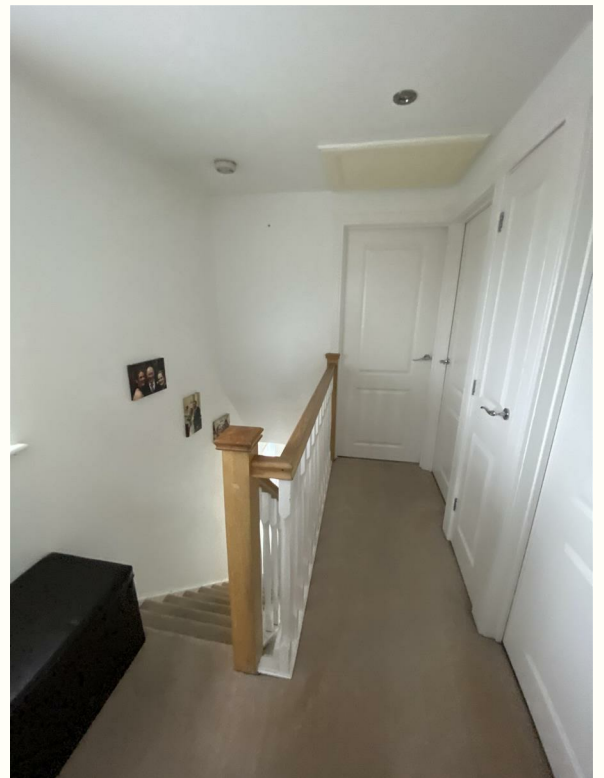
Staircase:

First floor landing:

Spindled balustrade. Window allowing natural light. Built-in cupboard for useful storage. One single power point. Ceiling down-lighters. Loft hatch with ladder.



First floor landing:



Bedroom no.1 front double:

13'10" max x 12'2"max (4.22m max x 3.71mmax)

Single panelled central heating radiator. Two double power points.



Bedroom no.1 front double:



Bedroom no.1 front double:



Bedroom no.2 rear double:

9'7" x 8'11"min (2.92m x 2.72mmin)

Single panelled central heating radiator. One double power point.



Bedroom no.3 front:

9'1" x 8'3" (2.77m x 2.51m)

Single panelled central heating radiator. One double power point. Built-in cupboard for useful storage.



Bedroom no.3 front:



Bedroom no.3 front:**Bathroom:**

9'1" x 5'5" (2.77m x 1.65m)

Fully tiled to compliment the white low level suite comprising: white panelled bath with centre mixer tap, pedestal wash-hand basin with mixer tap and push button low flush W.C. Separate glazed shower compartment housing the electric shower. Modern chrome ladder style radiator/towel rail. Ceiling down-lighters. Upvc tongue & grooved to ceiling.



Bathroom:



Bathroom:



Exterior:

The front garden is mainly laid to lawn and is bounded by walling. To the side of the property there is a concrete driveway which allows off-street parking. The private and enclosed rear garden has a decked area with steps leading down to a lawned area bounded by timber fencing.



Exterior:**Tenure & possession freehold:**

The property is freehold and vacant possession will be given on completion.

Services:

Mains gas, electricity, water and drains are all connected to the property.

Council Tax Band:

We have been informed by Doncaster Metropolitan Borough Council that this property is in Band B.

Measuring policy:

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

Viewing:

Please contact Agent.

Free valuation:

If you are thinking of selling your home, please contact us for a FREE VALUATION and MARKETING ADVICE.


Making an offer:

Before contacting a Bank, Building Society or Solicitor, you should make an offer to our office as any delay may result in the sale being agreed to another Purchaser incurring unnecessary costs. Under the Estate Agency Act 1991 you will be required to give financial information in order to verify your position before we can recommend your offer to the Vendor.

Money laundering:

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	