

Dearne Street

Conisbrough, Doncaster DN12 3EB

- NO VENDOR CHAIN
- TWO RECEPTION ROOMS
- DRESSING ROOM
- ENCLOSED GARDEN
- FOUR BEDROOMS
- TWO BATHROOMS
- SPACIOUS LIVING
- EPC RATING D

Offers Around £125,000 Freehold













Situated in the charming area of Conisbrough, Doncaster, this delightful terraced house on Dearne Street offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly for everyone in the household. The layout of the property is thoughtfully designed, making the most of the available space while providing a warm and inviting environment.

Conisbrough is known for its rich history and community spirit, making it a wonderful place to call home. Residents can enjoy local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, offering convenient transport links to Doncaster and beyond, making it an excellent choice for commuters.

This terraced house on Dearne Street presents a fantastic opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this property your own and experience all that Conisbrough has to offer.

FIRST FLOOR ACCOMMODATION

uPVC double glazed and panelled doorway opens into:

LOUNGE

14'9" * 12'1"

uPVC double glazed window to front elevation. Wall mounted modern electric fire. Laminate wood effect flooring. Single panelled central heating radiator. Doorway with stairs to first floor landong.

INNER LOBBY

Doorway to cellar. Laminate wood effect flooring.

DINING ROOM

12'2" * 10'9"

uPVC double glazed window to rear elevation. Brick fireplace housing a log burner effect electric fire with brick hearth. Laminate wood effect flooring. Single panelled central heating radiator.

KITCHEN
8'3" * 7'1"
uPVC double glazed window to side elevation. Range of wall and base units with roll edged work surfaces. Built in cooking facilities comprising of electric oven and gas hob with chimney type extractor over. One and a half bowl single drainer sink unit with mixer tap. Space and plumbing for an automatic washing machine. Space for fridge/freezer. Laminate wood effect flooring. uPVC cladding to splash back areas. Wall mounted combination boiler. Single panelled central heating radiator.

REAR ENTRANCE LOBBY
uPVC double glazed and panelled doorway to side elevation. Storage area off.

BATHROOM
7'2" * 4'11"
uPVC double glazed window to side elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. uPVC cladding to splash back areas and ceiling. Single panelled central heating radiator.

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING
Stairs from lounge. Further stairway to attic bedrooms.

BEDROOM ONE
14'11" * 12'1"
uPVC double glazed window to front elevation. Single panelled central heating radiator.

BEDROOM TWO
10'9" * 8'9"
uPVC double glazed window to rear elevation. Single panelled central heating radiator.

BATHROOM
7'11" * 7'1"
uPVC double glazed window to side elevation. Suite in white comprising of bath with electric shower over, hand wash pedestal basin and low flush WC. Heated towel rail. Laminate wood effect flooring. uPVC cladding to walls and ceiling.

DRESSING ROOM
8'9" * 7'2"
uPVC double glazed window to side elevation. Single panelled central heating radiator.

SECOND FLOOR ACCOMMODATION

BEDROOM THREE
12'2" * 10'10" into bay
uPVC double glazed bay window to rear elevation. Single panelled central heating radiator.









BEDROOM FOUR
11'0" * 9'5" into bay
uPVC double glazed bay window to rear elevation. Single panelled central heating radiator.

OUTSIDE AND GARDENS
To the front is a small walled garden and to the rear is a small yard area with pedestrian access gate.

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.

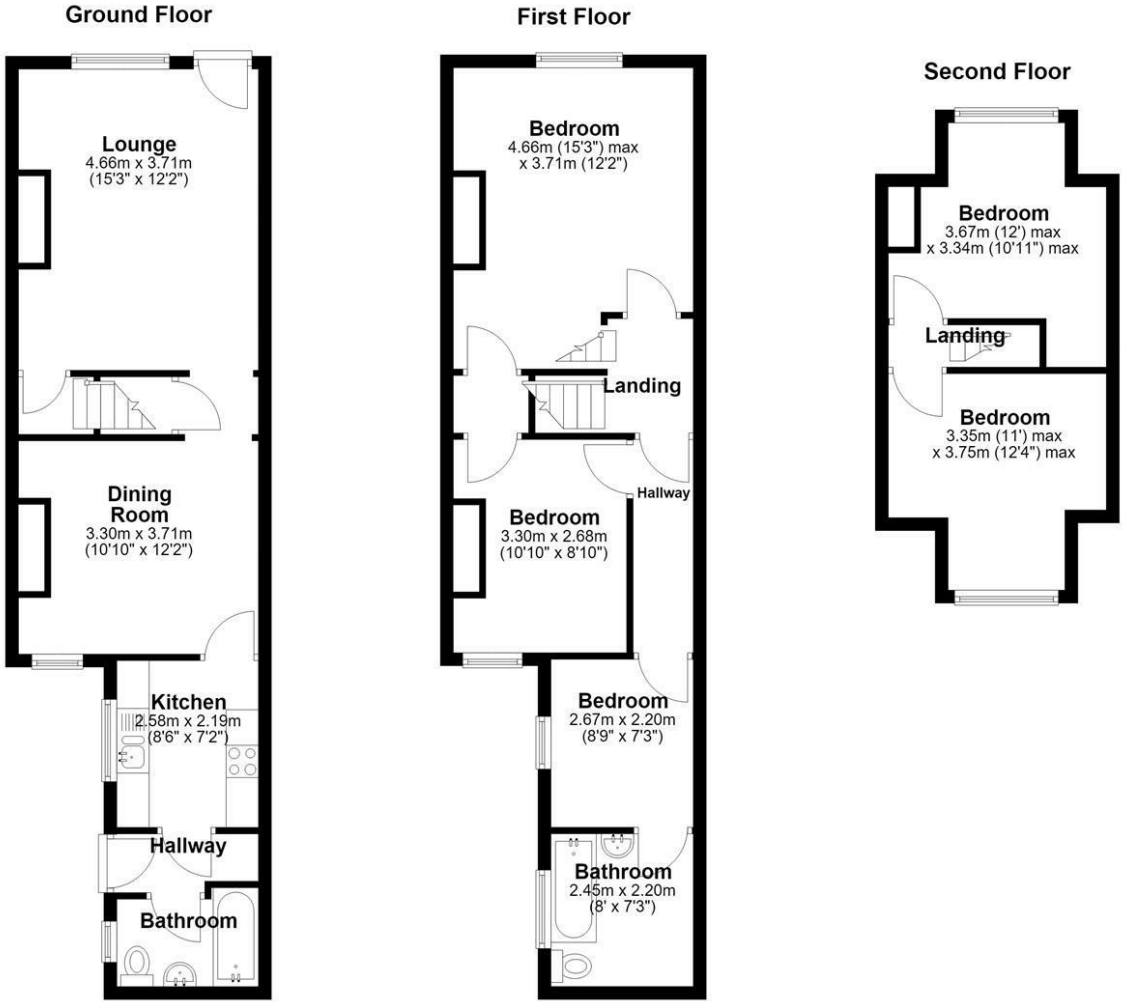
WATER SUPPLIER AND SEWERAGE
Water and sewerage services are supplied by Mains Supplier.

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 Doncaster MBC
Council Tax Band A
EPC Rating D



Churchills Sales Office

16 High Street, Mexborough, South Yorkshire, S64 9AS

Contact

01709 582880
Info@churchillsestateagents.com
www.churchillsestateagents.com

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.