

Asking Price: £275,000

Doncaster Road, Conisbrough, DN12



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HUGE POTENTIAL! THIRD OF AN ACRE PLOT, EXTENDED DETACHED HOUSE, SOUGHT AFTER LOCATION, REMODEL/REFURBISH OPPORTUNITY.

Within this ever popular and sought after location and offering significant further potential an extended three bedroom detached house set within mature gardens which extend to in excess of a third of an acre. The house which has been extended at ground floor level has central heating, double glazing, two reception rooms, two bathrooms and double tandem garage. Offering the opportunity to further extend to enhance the size of the first floor and refurbish to the interior, the property is also offered with no upward chain. Conveniently placed to be within easy reach of local amenities, Doncaster and Rotherham centres and also the regional motorway network.

Entrance Porch With double glazed external doors.

Entrance Hall With front door (to porch), stairs rising to the first floor and understairs storage which houses the gas boiler.

Rear Entrance Lobby With double glazed rear door.

Wet Room 1.98 x 1.79. With wc, wash basin and shower area with electric shower.

Study 3.03 x 2.59. With front aspect and electric heater.

Extended Kitchen 4.63 x 3.47. With a range of fitted units with work surfaces, stainless steel sink with mixer tap and tiling to the sink and work surface area. Two built in store cupboards, plumbing for washer and cooking facilities of electric hob with extractor and electric oven.

Dining Room 3.48 x 2.81. With front aspect and laminate floor.

Lounge 5.18 x 3.19. With front aspect, patio doors to the rear and tiled fireplace with open grate.

First Floor Landing With deep shelved linen cupboard.

Bedroom One 5.20 x 3.19. With front and rear aspects.

Bedroom Two 3.50 x 2.68. With front aspect and built in wardrobe.

Bedroom Three 2.07 x 1.80. With front aspect.

Shower Room 2.44 x 2.36. (Maximum measurements)
With white suite comprising wc, wash basin and shower enclosure with shower.

Outside To the front of the property is a boundary stone wall screening lawned gardens with trees and shrubs. There is a long block paved drive which provides off road parking and access to the garage. Access either side of the property leads to the rear where there are extensive lawned gardens which slope away to a copse area. There is a block paved patio/terrace and cold water tap.

Double Tandem Garage 10.07 x 2.75. With roller entry door, light, power and access door to the rear.



- Extended detached house
- Third of an acre plot
- Three bedrooms and two bathrooms
- Two reception rooms
- Extended kitchen
- Double garage
- No upward chain

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 139.0 sq. metres (1496.0 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.