



Coniston Road, Askern Doncaster

welcome to

Coniston Road, Askern Doncaster

GUIDE PRICE £170,000-£180,000 This fabulous extended two bedroom semi-detached home is ideally located in the sought after area of Askern. The property offers spacious accommodation throughout, sits on a generous plot, and would be perfect for first time buyers or growing families!



Entrance Hall

With a side facing sealed unit door, a central heating radiator and a front facing double glazed window. There are stairs which rise to the first floor landing and access to the ground floor W.C.

Ground Floor W.C

Fitted with a low flush W.C, a wash hand basin fitted into a vanity unit, downlights to the ceiling and a chrome heated towel rail.

Dining Kitchen

A spacious kitchen fitted with a range of wall and base units with coordinating worksurfaces housing the 1 and 1/2 bowl sink and drainer with mixer tap. There is space for a professional style cooker with has a five ring gas hob, space for a fridge freezer, plumbing for a washing machine and an integrated dishwasher. There is a front facing double glazed window, feature lighting, downlights, a fitted speaker, a central heating radiator and area for a dining table and chairs.

Lounge

A fabulous room with double glazed French doors to the rear garden, a rear facing double glazed window, a central heating radiator and a feature media wall.

Bedroom One

With two rear facing double glazed windows, a central heating radiator, fitted speakers and built in wardrobes providing a range of hanging and storage space.

Bedroom Two

With a front facing double glazed window, a central heating radiator and coving to the ceiling.

Bathroom

Stylishly appointed and fitted with a low flush W.C., a wash hand basin, and a bath with a shower above. There is a front facing obscured double glazed window, a chrome heated towel rail, fitted speakers, complementary wall tiling, laminate flooring, and a useful storage cupboard.

Outside

To the front of the property, there is a driveway providing ample off-road parking. The frontage is attractively presented with an artificial lawn, slate borders, and a gated access leading to the rear garden.

To the rear, the garden is fully enclosed and designed for low maintenance, featuring a patterned concrete patio area, artificial lawn, a garden shed, and a summer house.

Summer House

With power, lighting, and French doors providing access to the garden, this is a fabulous space ideal for hosting or entertaining.

Additional Information

The vendors have made us aware that the loft is boarded and is fitted with an access ladder.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Coniston Road, Askern Doncaster

- GUIDE PRICE £170,000-£180,000
- EXTENDED TWO BEDROOM SEMI-DETACHED FAMILY HOME
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT
- EXTENDED LOUNGE WHICH OPENS ONTO THE REAR GARDEN

Tenure: Freehold EPC Rating: C
Council Tax Band: A

guide price

£170.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126622 - 0005

1. 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. 2. These particulars do not constitute part or all of an offer or contract. 3. 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. 4. 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. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. 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. 7. 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williamhbrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



williamhbrown.co.uk