



18 Coningsburgh Road,  
Edenthorpe, Doncaster, DN3 2JT

Reduced to Offers in Region of £160,000

A particularly well appointed family sized, bay windowed, three bedroomed, semi detached house.

The property occupies a delightful position within this highly regarded residential roadway within easy access of local amenities including shops and schools and provides good access to the M18 and motorway network.

Gas central heating and uPVC double glazed windows are installed.

Attractive low maintenance gardens, ample off road parking and side attached brick garage.

An internal inspection is highly recommended.



## GROUND FLOOR

**Entrance Hall** with uPVC entrance door with opaque glass, radiator, telephone point, laminate floor covering, cornice ceiling mouldings, staircase leading to the first floor

**Communicating Lounge/Dining Room** 11' 11" x 11' 9" (3.64m x 3.59m) (measurements excluding the bay) with front facing bay window with radiator below, contemporary style wall mounted electric fire, cornice ceiling mouldings, television aerial point and being open to the.



**Dining Area** 10' 9" x 11' 10" (3.28m x 3.61m) with cornice ceiling mouldings, radiator, telephone point, uPVC double glazed French doors leading into the rear garden.



**Kitchen** 7' 4" x 11' 10" (2.24m x 3.61m) (first measurement reducing to 4 ft 1' and excluding the bay) with side facing bay window, a range of recently fitted, quality kitchen units comprising base cupboard and drawer units with attractive worktops and matching breakfast bar, with an inset stainless steel sink unit and incorporating split level cooker equipment comprising a four ring electric ceramic hob unit, extractor hood over, built in oven, matching wall mounted cupboard units with concealed lighting below, matching splash backs, radiator, laminate floor covering, under stairs storage cupboard, timber and glazed rear entrance door leads into.



**Utility Room** 7' 1" x 8' 0" (2.16m x 2.44m) with laminated worktop, with plumbing and recess for automatic washing machine, wall mounted gas central heating boiler, tiled floor covering and uPVC side entrance door.



## FIRST FLOOR

### Landing

**Front Bedroom 1** 11' 9" x 11' 9" (3.59m x 3.59m) (measurements excluding the bay) with front facing bay window, cornice ceiling mouldings, radiator



**Rear Bedroom 2** 10' 10" x 11' 11" (3.31m x 3.64m) with



cornice ceiling mouldings, radiator.



**Front Bedroom 3** 6' 7" x 7' 5" (2.01m x 2.27m) with spotlights to ceiling, radiator.



**Bathroom** 7' 4" x 5' 5" (2.24m x 1.66m) with an attractive, modern, three piece white suite comprising panelled bath with thermostatically controlled shower over and shower screen, pedestal wash basin, low level wc, tiling to the walls, heated towel rail, uPVC double glazed window with opaque glass.



## OUTSIDE

## Gardens

To the front of the property is a wall and fence enclosed block paved low maintenance garden, providing ample off street parking with flower border and leading to the side attached brick garage. To the rear of the property is a fence enclosed block paved rear garden. External cold water tap. External security lights



## Garage

with up and over door, lighting and power installed, rear personal door.

**OFFER PROCEDURE:** To avoid incurring unnecessary costs, before you contact a lender or solicitor you should make your offer to Johnsons estate agents without delay.

**IMPORTANT NOTE:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you as a purchaser please contact the office and we will be pleased to check the information for you. Nothing in these particulars may be taken as offering any warranty to the suitability, adequacy or serviceability of any central heating installation, fixture or fitting, plumbing or wiring installation, remedial work or treatment work. Please bear in mind that measurements have been taken using an electronic measurement and should not be relied upon as they are for guidance only. Compliance with building regulations cannot be guaranteed.

**VIEWING:** By arrangement with Johnsons estate agents.

**COUNCIL TAX BAND:** For details of the Council Tax Banding please search for "council tax bands" in your internet browser.

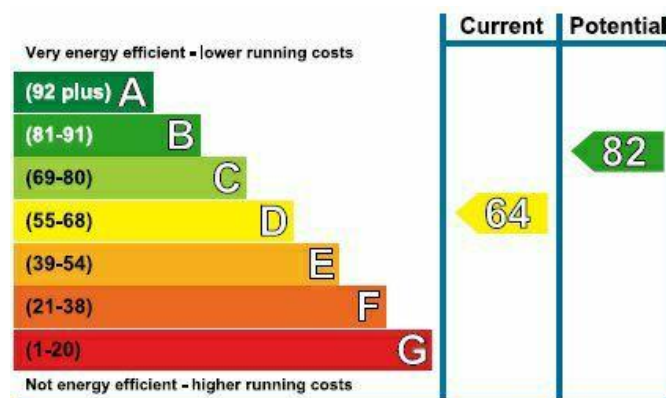
**SELLING YOUR HOME?** For details of our selling service and competitive selling fees please see our website. Search for "Johnsons Estate Agents Doncaster" in your internet browser.

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Road. Turn right into Coningsburgh Road and the property will be found on the right hand side identified by a For Sale board.

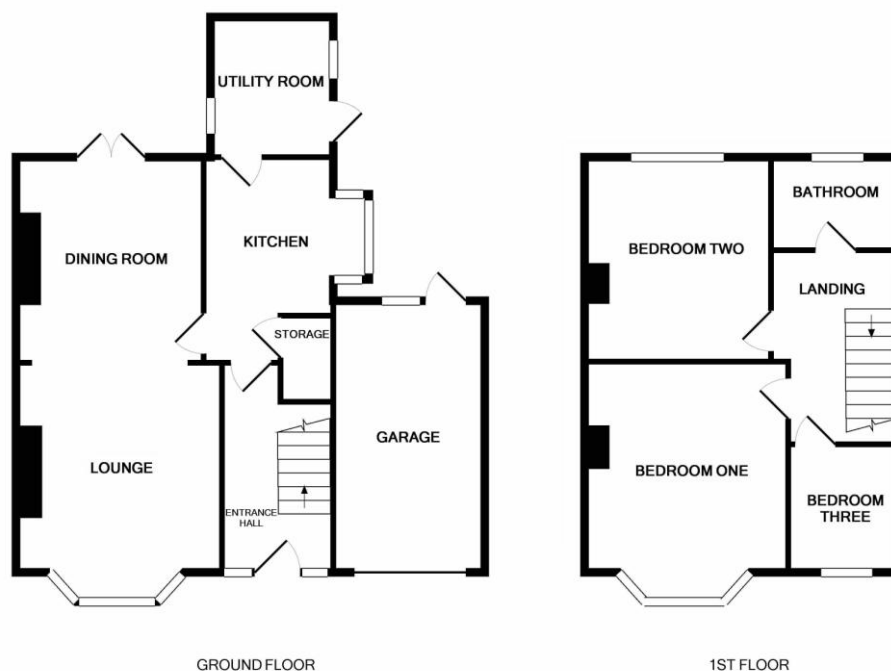
## ENERGY PERFORMANCE

Energy Efficiency Rating: D 64 (82)



A full copy of the EPC is available upon request.  
RA 23089 NH/DR 25/06/20

**DIRECTIONS:** The property is situated within this sought after residential roadway and can be approached by travelling from Doncaster into Edenthorpe along Thorne



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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