

**PLEASE SIGN AND RETURN IN THE S.A.E.
PROVIDED AS SOON AS POSSIBLE**

Until we receive this (and the Energy Efficiency Report is ready) we will be unable to provide copies to buyers or place FULL details on websites

NOTE: Once printed any further amendments may incur a charge

DRAFT PARTICULARS

I confirm that I have checked these particulars (and amended them where necessary) I undertake to inform you if there are any material changes to the property or the fixtures and fittings before exchange of contracts.

Signed Date.....



Summary details only, pending client approval. We recommend that you obtain a copy of the full approved details before making an offer on the property

7 Sutton Road,
Askern, Doncaster, DN6 0AG

Offers in Region of £80,000 **No Chain**

A spacious, three bedrooomed, end-terraced house, occupying a prominent main road location within the popular village of Askern. The property is within easy access of local shops and schools and provides excellent transport links into Doncaster and surrounding areas.

The property has uPVC double glazed windows and occupies good sized established gardens to the front and rear.

The property requires modernisation and improvement and is available with immediate vacant possession.



GROUND FLOOR

Entrance Hall with uPVC entrance door with opaque glass.

Lounge 15' 9" x 12' 0" (4.81m x 3.66m) with timber surround fireplace, central ceiling rose.

Dining Kitchen 12' 9" x 12' 6" (3.89m x 3.81m) with a range of base cupboard and drawer units with roll edge worktops, with an inset 1.5 bowl polycarbonate sink unit, plumbing and recess for automatic washer and incorporating split level cooker equipment comprising of a four-ring electric hob unit with extractor canopy over, built in oven, matching wall mounted cupboard units, under stairs recess, part-tiled walls, tile floor covering, uPVC double glazed French doors lead into the rear garden.

Bathroom 5' 10" x 10' 6" (1.78m x 3.21m) with panel bath, pedestal wash basin, low level wc, tiled walls, range of built in storage cupboards, uPVC double glazed window with opaque glass.

FIRST FLOOR

Landing

Front Bedroom 1 16' 0" x 12' 0" (4.88m x 3.66m) with built in storage cupboard, cornice ceiling mouldings.

Rear Bedroom 2 11' 0" x 9' 6" (3.36m x 2.9m) with cornice ceiling mouldings, laminate floor covering, built in storage cupboard.

Rear Bedroom 3 8' 1" x 12' 9" max (2.47m x 3.89m max) with cornice ceiling mouldings.

OUTSIDE

Gardens

The property occupies good sized established gardens, the front gardens standing behind a brick boundary wall laid to lawn with a concrete footpath. There is a larger fence enclosed garden to the rear, laid to lawn with central footpath and patio. External cold water tap.

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.

FIXTURES & FITTINGS: Only those fixtures and fittings specifically mentioned in print within these particulars are included in the sale. Any fittings, furniture or chattels which happen to be included in any photographs are not included in the sale unless specifically referred to in print.

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.

REFERRAL FEES: Conveyancing: Johnsons estate agents may offer to refer you to one of several local solicitors for a conveyancing fee quotation, but, unlike many other estate agents, we do not receive a referral fee from them in return. You remain free to engage a solicitor of your own choice. Financial/mortgage advice: We may offer to refer you to Nick Hewison of Callinan Financial, with whom we have been associated for over twenty years and who will pay us one hundred pounds if you conclude business through him. You remain free to take advice elsewhere if you prefer.

DIRECTIONS: The property can be approached by travelling from Doncaster into Askern along Doncaster Road, turning left into Sutton Road, the property will be found immediately on the right hand side, identified by our "For Sale" board.

ENERGY PERFORMANCE

Energy Efficiency Rating::Current G6; Potential B86

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	6 G	

A full copy of the EPC is available upon request.
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