

**FOR SALE**



**Coniston Road , Askern**  
**Offers In Excess Of £210,000**

  
**MARTIN & CO**



## Coniston Road , Askern

3 Bedrooms, 1 Bathroom

Offers In Excess Of £210,000

- Available Chain Free
- Three bedroom
- Detached Bungalow
- Off Road Parking and Garage
- Solar Panels

Available Chain Free: A superb three bedroom detached bungalow available in a quiet location with field views. The property is located on a generous size plot with off road parking and garage. Inside briefly comprises of: Hallway, Guest WC, spacious living room/ Dining Room, Kitchen, Two double bedrooms, single bedroom and bathroom. You will be close to local amenities and excellent transport links. Viewing is essential to appreciate the generous plot this property is situated on. Call Now to arrange a viewing.



**LIVING ROOM** 18' 4" x 17' 9" (5.60m x 5.42m) An L shape lounge / dining room with wood effect flooring, feature fireplace and gas fire. There are patio doors leading into the sunroom.

**KITCHEN** 11' 6" x 10' 10" (3.52m x 3.32m) Fully fitted kitchen with a range of cream wall and base units. There is plumbing for a washing machine and free standing cooker.

**SUNROOM** 7' 4" x 15' 5" (2.24m x 4.72m) Multi purpose sunroom allowing for addition living space.

**BEDROOM** 12' 1" x 10' 7" (3.70m x 3.24m) Double bedroom with built in wardrobe

BEDROOM 12' 5" x 8' 11" (3.81m x 2.72m) Second double bedroom with built in wardrobe

BEDROOM 6' 9" x 7' 3" (2.08m x 2.22m) Single bedroom

BATHROOM 6' 9" x 8' 10" (2.07m x 2.70m) Wet room with walk in shower, WC and sink

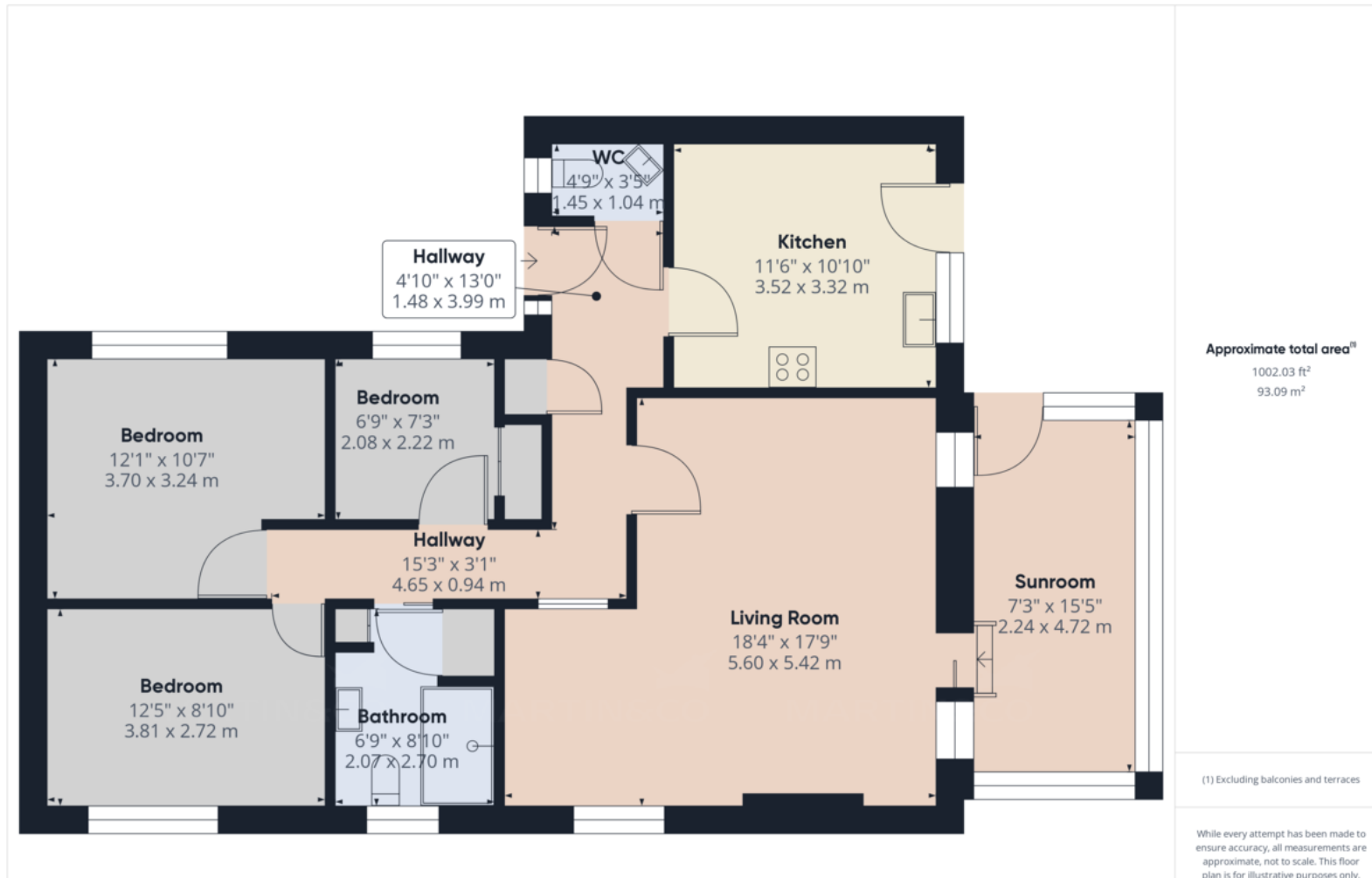
WC 4' 9" x 3' 4" (1.45m x 1.04m) Second guest WC with sink





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## Martin & Co Doncaster

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.