



Conan Road, Conisbrough Doncaster DN12 2NQ

welcome to

Conan Road, Conisbrough Doncaster

READY FOR A NEW OWNER! Offered to the market with NO CHAIN, this 3-bedroom semi-det home is ideal for buyers looking to put their own stamp on a property. Featuring a driveway, rear patio & lawn garden & excellent access to schools, shops, parks and transport links. CALL NOW!



Agents 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.

Ground Floor: Entrance Hallway

The entrance hallway comprises of a central heating radiator, a useful storage cupboard and an entrance door to the front.

Lounge

A lovely living and family area, which has a UPVC double glazed window to the front, a central heating radiator and also having sliding doors leading to the garden.

Kitchen/ Diner

The kitchen/diner is fitted with a range of wall and base units, work surfaces and an inset sink and drainer unit. The kitchen also has a built in oven and hob with a cooker hood above, plumbing for a washer & dryer, a UPVC double glazed window and a door leading to the garden.

1st Floor: Landing

Having a UPVC double glazed window to the front & access to the loft.

Bedroom One

Having a central heating radiator and a UPVC double glazed window to the rear. Also having a storage cupboard which houses the boiler.

Bedroom Two

Presented with a central heating radiator and a UPVC double glazed window to the rear.

Bedroom Three

Having a central heating radiator and a UPVC double glazed window to the front.

Bathroom

Comprises of a bath with a shower over, a hand wash basin and a W.C , a heated towel rail and a UPVC double glazed window to the side.

Outside:

The property benefits from a driveway which provides plenty of off street parking space.

To the rear is a lawned garden. A lovely outside space, which is perfect for guest & family entertainment!



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welcome to

Conan Road, Conisbrough Doncaster

- 3 bedroom semi-detached. EPC D. Council Tax A
- Excellently placed for local amenities, schools, shops, parks & transport links
- Ideal for someone to get their own stamp on
- Patio & lawn to the rear
- Driveway to the front

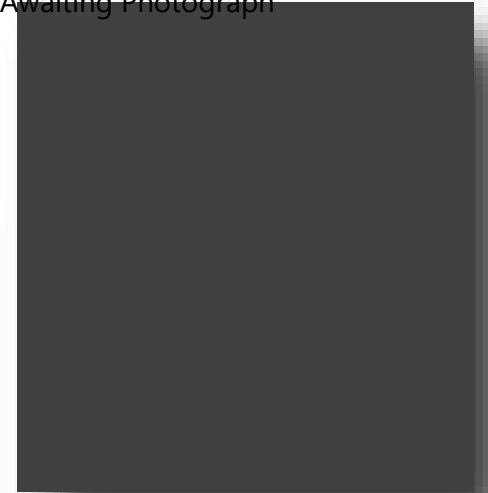
Tenure: Freehold EPC Rating: D

Council Tax Band: A

£120,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB120189 - 0002

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.

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