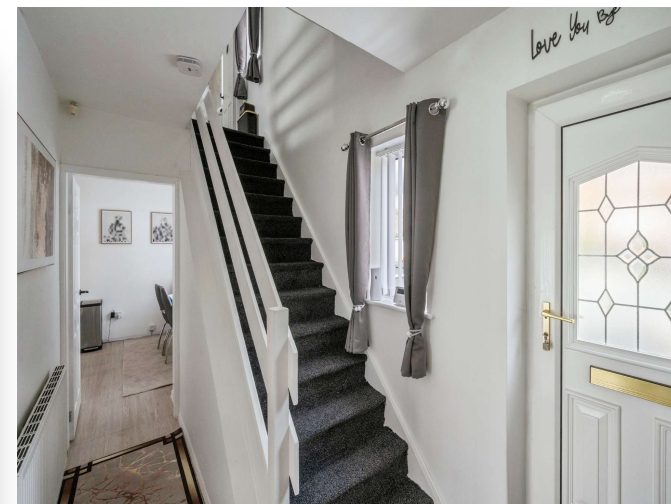




Roberts Avenue, Conisbrough DONCASTER DN12 2DB

welcome to

Roberts Avenue, Conisbrough DONCASTER

HOMEWARD BOUND! Lovingly improved by the current owner, this well-presented home offers comfortable and practical living space throughout. Thoughtfully updated over time, it's ready to move straight into and enjoy. Boasting a 2 reception rooms, a drive & a generous rear garden - CALL NOW!



Agents Aml 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.

Entrance Hall

Entered through a uPVC front door, the welcoming entrance hall features a central heating radiator and staircase rising to the first floor, providing access to the accommodation and setting the tone for this well-presented home.

Lounge

A bright and inviting reception room featuring French doors opening onto the rear garden, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor living. The room is further complemented by a central heating radiator, making it an ideal space for relaxation and entertaining.

Dining Room

A bright and versatile dining room benefiting from front and side-facing uPVC double glazed windows, allowing plenty of natural light to flow through the space. The room also features a central heating radiator and a useful built-in storage cupboard housing the boiler.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. The kitchen benefits from an integrated hob and oven, together with plumbing for both a washing machine and dishwasher. A rear-facing uPVC double glazed window provides natural light, creating a practical and well-appointed space for everyday living.

Landing

Having a front-facing uPVC double glazed window allowing natural light to flood the space, the landing

also provides access to the loft and doors leading to the first-floor accommodation.

Bedroom One

A spacious principal bedroom featuring a rear-facing uPVC double glazed window, a central heating radiator and a range of fitted wardrobes, providing excellent storage and creating a comfortable and well-appointed retreat.

Bedroom Two

A well-proportioned second bedroom featuring a rear-facing uPVC double glazed window, a central heating radiator, fitted wardrobes and a useful built-in storage cupboard, providing excellent storage solutions and comfortable accommodation.

Bedroom Three

A well-proportioned third bedroom featuring a front-facing uPVC double glazed window, a central heating radiator and fitted wardrobes, providing ample storage and making this a versatile space suitable for a bedroom, nursery or home office.

Bathroom

The main bathroom is fitted with a bath and benefits from a side-facing uPVC double glazed window and a central heating radiator. The W.C. is separate and fitted with a hand wash basin, together with a side-facing uPVC double glazed window, providing added practicality for family living.

Exterior

The property benefits from a driveway to the front, providing convenient off-street parking. To the rear is an enclosed lawned garden, offering an ideal outdoor space for relaxing, entertaining and family enjoyment.



view this property online williamhbrown.co.uk/Property/MXB120592



welcome to

Roberts Avenue, Conisbrough DONCASTER

- 3 bedroom semi-detached. EPC C. Council Tax A
- Popular location - excellently placed for local amenities, schools, shops, transport links & Conisbrough Castle
- Convenient access to commuter/motorway links
- Well presented & spacious accommodation throughout
- Driveway to the front

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



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120592



Property Ref:
MXB120592 - 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.

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



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk