



**Chestnut Grove, Conisbrough Doncaster DN12 2JQ**

**welcome to**

**Chestnut Grove, Conisbrough Doncaster**

CRACK OPEN THE POTENTIAL ON CHESTNUT GROVE! Spacious 3 bed home offering scope to make your own, with 2 reception rooms & generous sized garden. Great for first-time buyers, families or investors alike. Offered to the market with NO CHAIN - CALL NOW!



### **Agentd Note Aml**

"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 via a uPVC front door, the welcoming entrance hall features a central heating radiator and a staircase rising to the first-floor accommodation.

### **Lounge**

A bright and comfortable reception room featuring a front-facing double glazed uPVC window and a central heating radiator.

### **Dining Room**

A pleasant dining space featuring a rear-facing double glazed uPVC window, a central heating radiator, a useful built-in storage cupboard, and an electric fire with decorative surround serving as an attractive focal point.

### **Kitchen**

Fitted with a range of wall and base units incorporating an integrated hob and oven, with space provided for a fridge. Having a uPVC door to the rear, a central heating radiator, and housing the combi boiler.

### **Landing**

The landing provides access to the loft and benefits from a useful built-in storage cupboard.

### **Bedroom One**

A well-proportioned double bedroom featuring a front-facing double glazed uPVC window, a central heating radiator, and a useful built-in storage cupboard.

### **Bedroom Two**

A well-sized bedroom featuring a rear-facing double glazed uPVC window, a central heating radiator, and

a useful built-in storage cupboard.

### **Bedroom Three**

A comfortable bedroom featuring a front-facing double glazed uPVC window and a central heating radiator.

### **Bathroom**

Fully tiled and fitted with a bath, hand wash basin and WC. Having a rear-facing double glazed uPVC window and a heated towel rail.

### **Exterior**

To the front of the property is a lawned garden. The rear garden is mainly laid to lawn and benefits from a patio seating area, an outside tap, and a useful storage shed.



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## **Chestnut Grove, Conisbrough Doncaster**

- 3 bedroom mid terrace home. EPC TBC. Council Tax A
- Fantastic opportunity to update & personalise
- Ideal for first-time buyers, families & investors
- Spacious lounge & separate dining room
- Generous sized, larger than average rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£139,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MXB120573 - 0003

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