



Windmill Avenue, Conisbrough Doncaster DN12 2DH

welcome to

Windmill Avenue, Conisbrough Doncaster

GO WITH THE WIND(mill) AVENUE! Beautifully presented 3-bed semi-det home in a sought-after location, close proximity to amenities, schools, shops, transport links, Conisbrough Castle & motorway connections. Boasting modern decor, a delightful garden & driveway parking. 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

A welcoming entrance hall with a front-facing entrance door and a side-facing window allowing for natural light. The space is finished with a central heating radiator.

Side Porch

A practical side porch featuring a rear-facing access door, along with two UPVC double glazed windows positioned to the front and side aspects, providing natural light to the space.

Lounge

14' 4" x 12' 10" (4.37m x 3.91m)

A well-presented lounge featuring a front-facing window allowing for natural light, a central heating radiator, and a multi-fuel burner which creates an attractive focal point whilst providing an additional heating source for the home.

Kitchen

The kitchen is fitted with a range of wall and base units together with a sink and drainer unit, an electric oven and hob, and plumbing for a washing machine. A UPVC double glazed rear-facing window provides natural light, whilst a central heating radiator and additional storage complete the space.

First Floor

First Floor Landing

The landing benefits from a side-facing window which allows for natural light and also provides access to the loft space

Bedroom 1

10' 11" x 12' 11" (3.33m x 3.94m)

The main bedroom features a UPVC double glazed window to the front aspect, allowing for natural light, and is finished with a central heating radiator

Bedroom 2

12' 8" x 8' 8" (3.86m x 2.64m)

Bedroom two benefits from a UPVC double glazed window to the rear aspect, allowing for natural light, and is finished with a central heating radiator. The room also offers the added benefit of built-in storage.

Bedroom 3

7' 6" x 9' 6" (2.29m x 2.90m)

Bedroom three features a UPVC double glazed window to the front aspect, allowing for natural light, and is finished with a central heating radiator.

Bathroom

The bathroom is fitted with a bath and separate shower, together with a W.C. and hand wash basin. A UPVC double glazed window to the rear aspect provides natural light, whilst a central heating radiator completes the room.

Front Garden

The front garden features a beautifully presented lawn, creating an attractive approach to the property, together with a driveway providing off-road parking.

Rear Garden

The rear garden has been designed with ease of maintenance in mind, being predominantly pebbled throughout to provide a practical and low-maintenance outdoor space.



view this property online williamhbrown.co.uk/Property/MXB120374



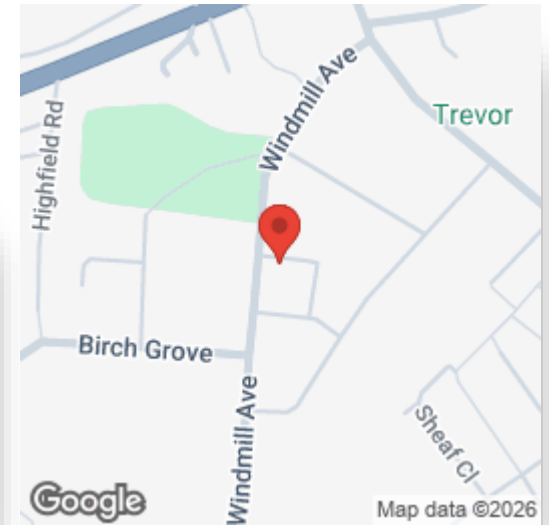
welcome to

Windmill Avenue, Conisbrough Doncaster

- 3 bedroom semi-detached. EPD D. Council Tax A
- Sought after location - excellently placed for amenities, schools, shops & transport links
- Also well placed for Conisbrough Castle & motorway connections
- Beautifully presented & modern style throughout
- Lawned garden with patio area

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

£160,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB120374



Property Ref:
MXB120374 - 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