

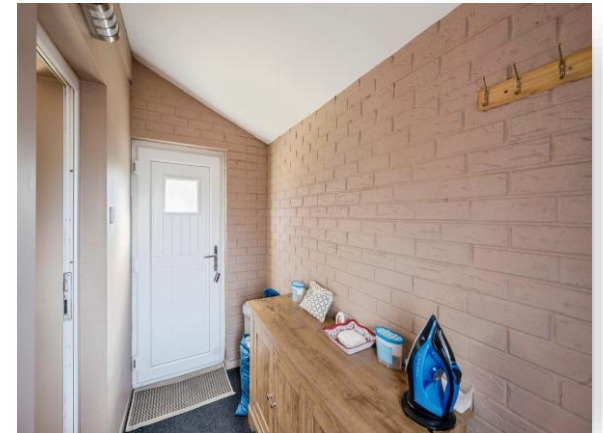


Old Mill Road, Conisbrough Doncaster DN12 2DN

welcome to

Old Mill Road, Conisbrough Doncaster

£180,000-£190,000. FAR FROM RUN OF THE MILL! Spacious 3 bedroom family home, boasting a spacious kitchen, generous lounge, 3 well-proportioned bedrooms, off-road parking & an attractive low-maintenance rear garden. A viewing is highly recommended! CALL NOW!



Agents 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

A welcoming entrance hall featuring a staircase rising to the first-floor accommodation, with useful understairs storage housing the boiler. The space is further enhanced by a central heating radiator, creating a warm and practical introduction to the home.

Lounge

A bright and inviting reception room featuring French doors to the rear, allowing plenty of natural light to flow through the space while providing access to the garden. The focal point of the room is an attractive electric fire with surround, creating a warm and cosy atmosphere. A central heating radiator completes this comfortable living area, making it ideal for both relaxing and entertaining.

Kitchen / Diner

A spacious and well-equipped kitchen/diner fitted with a range of wall and base units, incorporating an integrated hob, oven and cooker hood. The room also benefits from an integrated fridge/freezer and washing machine, providing excellent convenience for modern living. Front and side-facing uPVC double glazed windows allow for plenty of natural light, while a rear door provides access to the garden. Offering ample space for dining and entertaining, this is a practical and versatile hub of the home.

Side Porch

A practical side porch benefiting from both front and rear-facing uPVC entrance doors, providing convenient access to the property and garden. This useful area offers an ideal transition space for coats, shoes and everyday household items.

Landing

A bright and airy landing featuring a front-facing uPVC double glazed window, allowing natural light to flow throughout the first floor. The landing also provides access to the loft and serves all first-floor accommodation, creating a practical and well-connected space within the home.

Bedroom One

A spacious principal bedroom featuring a rear-facing uPVC double glazed window, allowing for plenty of natural light. The room benefits from fitted wardrobes, providing excellent built-in storage, and is completed by a central heating radiator, creating a comfortable and relaxing retreat.

Bedroom Two

A generously sized second bedroom featuring a rear-facing uPVC double glazed window, allowing for plenty of natural light and a pleasant outlook. The room benefits from fitted wardrobes, providing excellent built-in storage, and is further enhanced by a central heating radiator, creating a comfortable and practical space for everyday living.

Bedroom Three

A well-proportioned third bedroom featuring a front-facing uPVC double glazed window, allowing for plenty of natural light. The room benefits from fitted wardrobes, providing excellent built-in storage, and is completed by a central heating radiator, creating a comfortable and versatile space suitable for a range of uses.

Shower Room

A modern and well-appointed shower room fitted with a double shower cubicle, hand wash basin and low flush W.C. Front and side-facing uPVC double glazed windows provide natural light and ventilation, while a central heating radiator adds comfort. This stylish and practical space is perfectly suited to modern family living.

Exterior

To the front of the property is a driveway providing

ample off-road parking.

To the rear, the property enjoys a low-maintenance garden, fully paved and complemented by a decked seating area, creating an ideal space for outdoor entertaining and relaxation. The garden also benefits from an outside tap, a summer house and a garden shed, both of which are fitted with electrics. In addition, the property is equipped with a CCTV system, offering added convenience and peace of mind.



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welcome to

Old Mill Road, Conisbrough Doncaster

- 3 bedroom semi-det family home. Council Tax B. EPC tbc
- Excellently placed for amenities, schools, shops, transport links & Conisbrough castle
- Also well placed for motorway connections
- Well presented & spacious throughout
- Driveway to the front

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

guide price

£180.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MXB119294 - 0004

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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