



**Galway Road, Bircotes Doncaster DN11 8BJ**



**welcome to**

**Galway Road, Bircotes Doncaster**

ATTENTION FAMILIES and FIRST TIME BUYERS! Well presented three bedroom semi-detached house, CORNER PLOT position with OFF ROAD PARKING and GARAGE. Early viewing is recommended.



## Ground Floor Accommodation

### Entrance Hall

Accessed via a front facing main entrance door and having a central heating radiator.

### Dining Room

Open to the lounge making a great space for entertaining and having a front facing double glazed window, central heating radiator and coving to the ceiling.

### Lounge

A light and bright main reception room with double glazed French doors overlooking the rear garden. Central heating radiator, coving to the ceiling and gas fire with back, hearth and surround.

### Kitchen

Fitted with a good range of wall and base units with work top over and inset stainless steel sink with drainer. Benefitting from an integrated oven and hob and having space for a washing machine. Side and rear facing double glazed windows, useful under stairs storage cupboard and tiled flooring.

## First Floor Accommodation

### Landing

Side facing double glazed window and central heating radiator.

### Bedroom One

Spacious double bedroom with quality fitted wardrobes, rear facing double glazed window and a central heating radiator.

### Bedroom Two

Double bedroom with a front facing double glazed window and central heating radiator.

### Bedroom Three

Single bedroom with a rear facing double glazed window and central heating radiator.

### Bathroom

Fitted with a three piece suite comprising bath, vanity wash hand basin and wc. Front facing double glazed window with obscure glass, heated towel rail, recessed lights and tiling to the floor and walls.

## External

Situated to a corner plot with a front garden mainly laid to lawn with sporadic plants and shrubs. Having a block paved driveway providing off road parking and leading to the garage. A pedestrian access gate leads through to the rear garden which is fenced and enclosed with a lawn and block paved seating area. The garden is well maintained with a variety of plants and shrubs and a beautiful summer house to enjoy.

## Garage

Single detached sectional garage.

## Agents Notes

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer. The Land Registry title has yet to be updated following a change of ownership. Please ask the branch for more details.



**view this property online** [williamhbrown.co.uk/Property/BWY108072](http://williamhbrown.co.uk/Property/BWY108072)



**welcome to**

## **Galway Road, Bircotes Doncaster**

- Immaculate Semi-Detached House
- Corner Plot Position
- Off Road Parking and Garage
- Three Bedrooms
- NO CHAIN

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

**£170,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BWY108072](https://williamhbrown.co.uk/Property/BWY108072)



Property Ref:  
BWY108072 - 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**



**01302 710735**



[Bawtry@williamhbrown.co.uk](mailto:Bawtry@williamhbrown.co.uk)



38 High Street, Bawtry, DONCASTER, South  
Yorkshire, DN10 6JE



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**