

Mallard Avenue, Barnby Dun Doncaster



## welcome to

# Mallard Avenue, Barnby Dun Doncaster

GUIDE PRICE £180,000-£190,000. This three bedroom semi detached bungalow is situated in this popular village location of Barnby Dun. The property occupies a generous plot and has front and rear gardens, off road parking and a garage.













#### **Entrance Porch**

Accessed through a front facing sealed unit door. There are double glazed windows.

#### **Entrance Hall**

There is a central heating radiator, a useful storage cupboard and loft access.

#### Lounge

11' 1" to recess x 16' 10" ( 3.38m to recess x 5.13m ) A well proportioned lounge with a front facing double glazed window. The focal point of the room is the feature fireplace with marble back and hearth housing the gas living flame fire. There is a central heating radiator, coving to the ceiling and two wall light points.

#### **Breakfast Kitchen**

7' 4" x 10' 8" ( 2.24m x 3.25m )

With a front facing double glazed window. Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is a gas hob with extractor hood above, an electric oven, integrated fridgefreezer and washing machine. There is complimentary tiling, a cupboard housing the gas central heating boiler, a central heating radiator and tiling to the floor.

#### **Bedroom One**

15' x 8' 9" ( 4.57m x 2.67m ) With a rear facing double glazed window, a central heating radiator and two wall light points. There are wardrobes with cupboards which extend over the bed.

#### **Bedroom Two**

11' 6" x 11' 3" ( 3.51m x 3.43m ) A double room with a side facing double glazed window and a central heating radiator.

#### **Occasional Bedroom Three**

8' 11" x 7' 11" (  $2.72m\ x\ 2.41m$  ) Currently being used as a dressing room. There is a rear facing double glazed window and a central heating radiator.

#### Bathroom

Fitted with a W.C, a wash hand basin on the vanity unit and panelled bath with mixer tap. There is tiling to the walls and floor, a central heating radiator and a side facing obscure double glazed window.

#### Outside

To the front of the property is an enclosed lawned garden with shrubs and plants to the borders and a block paved driveway which provides ample off road parking and in turn leads to the concrete sectional garage. To the rear of the property is an enclosed lawned garden with patio area and shrubs and plants to the borders.

#### Garage

With an up and over door.

#### Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyance will take the necessary steps and advise you accordingly.

#### **Agent's Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.





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- GUIDE PRICE £180,000-£190,000
- TWO BEDROOM SEMI DETACHED BUNGALOW
- OCCASIONAL BEDROOM THREE/DRESSING ROOM
- WELL PRESENTED THROUGHOUT
- BREAKFAST KITCHEN WITH INTEGRATED APPLIANCES

Tenure: Freehold EPC Rating: C

quide price

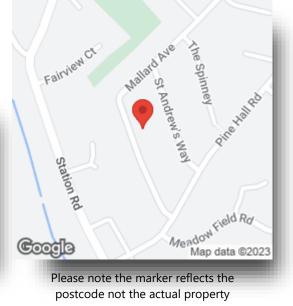
# £180,000-£190,000





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The Property Ombudsman

Property Ref: DCR120081 - 0006

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