



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

guide price

£180,000-£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR120081 - 0006

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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