







welcome to

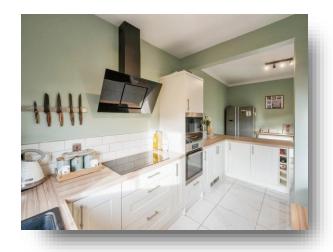
North Cliff Road, Conisbrough Doncaster

COMFORT REACHES NEW HEIGHTS! Situated in this popular location, excellently placed for amenities, schools, shops & transport links - this 2 bedroom PLUS loft space mid terrace makes a perfect purchase for first time buyers / investors alike. With delightful gardens - CALL US TO VIEW!















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Agents Note

Ground Floor:

Entrance Porch

Lounge

15' 9" x 13' 6" into recess (4.80m x 4.11m into recess)

Kitchen/Dining Room

13' 5" into recess x 22' (4.09m into recess x 6.71m)

1st Floor:

Bedroom One

13' 7" into recess x 12' 4" (4.14m into recess x 3.76m)

Bedroom Two

6' 8" x 12' 5" (2.03m x 3.78m)

Bathroom

2nd Floor:

Attic Room

13' 6" x 13' 9" (4.11m x 4.19m)

Exterior:

welcome to

North Cliff Road, Conisbrough Doncaster

- GUIDE PRICE £120,000 £130,000. EPC D Council Tax
 - A 2 bedroom PLUS loft mid terrace
- Popular location excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout
- Front & rear gardens
- Excellent purchase for first time buyers / investors alike

Tenure: Freehold EPC Rating: D

£120,000 - £130,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118211



Property Ref: MXB118211 - 0003 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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