









## welcome to

## **Low Road, Conisbrough Doncaster**

ROOM FOR ALL THE FAMILY! Discover this 5-bed terrace with larger-than-life space, a versatile annex, workshop & a stunning rear garden oasis. With room for every family adventure, words and photos can't capture its magic & space - only a viewing will reveal its true wonder. CALL US NOW!







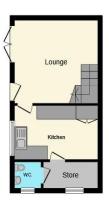












**Ground Floor** 

First Floor

**Annex Ground Floor** 





**Annex First Floor** 

First Floor

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

#### **Ground Floor:**

## **Entrance Hallway**

#### Lounge

15' 7" x 13' 11" ( 4.75m x 4.24m )

## **Dining Room**

13' 11" x 13' 11" ( 4.24m x 4.24m )

## **Reception Room**

13' 1" into recess x 14' ( 3.99m into recess x 4.27m )

#### Kitchen

13' 9" x 12' 6" ( 4.19m x 3.81m )

# Side Entrance/Downstairs W.C

1st Floor:

## Landing

#### **Bedroom One**

11' 9" into wardrobe x 14' ( 3.58m into wardrobe x 4.27m )

#### **En-Suite**

#### **Bedroom Two**

14' x 13' 11" ( 4.27m x 4.24m )

#### **Bedroom Three**

14' x 13' 1" ( 4.27m x 3.99m )

#### **Bedroom Four**

14' 1" x 8' 10" ( 4.29m x 2.69m )

## welcome to

## Low Road, Conisbrough Doncaster

- Deceptively spacious 5 bedroom terrace. EPC D. Council Tax A
- Versatile annex & additional workshop
- Excellently placed for local amenities, schools, shops & transport links
- Beautifully presented throughout. 3 reception rooms, kitchen W.C
- 5 bedrooms, en-suite & family bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

## £375,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/MXB118614



Property Ref: MXB118614 - 0005 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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