

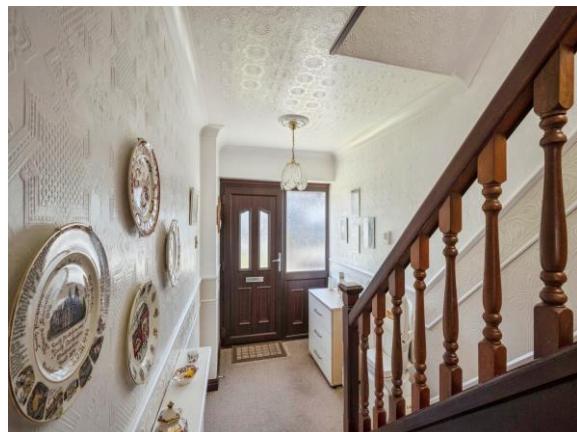


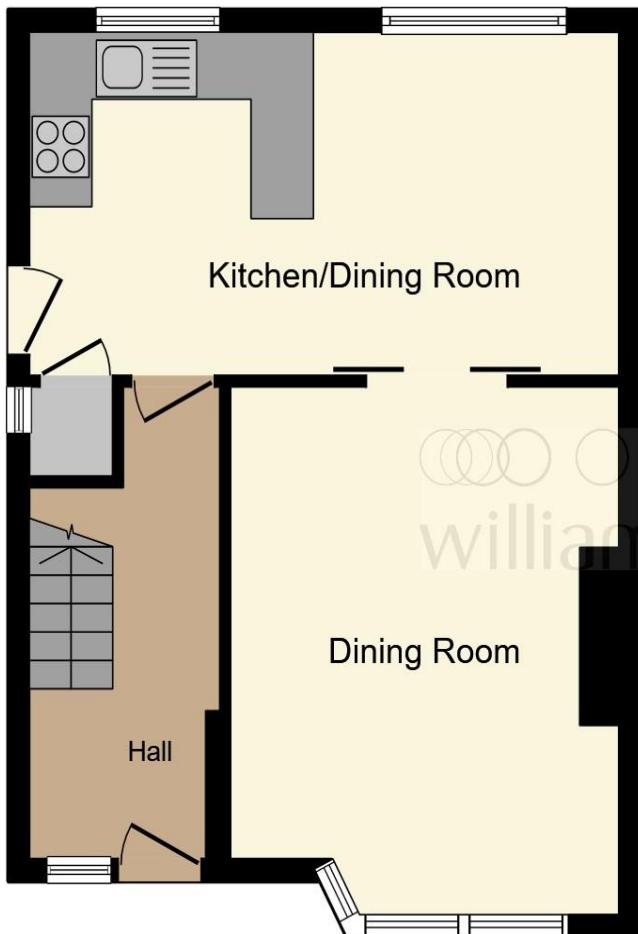
**March Vale Rise, Conisbrough Doncaster DN12 2EW**

welcome to

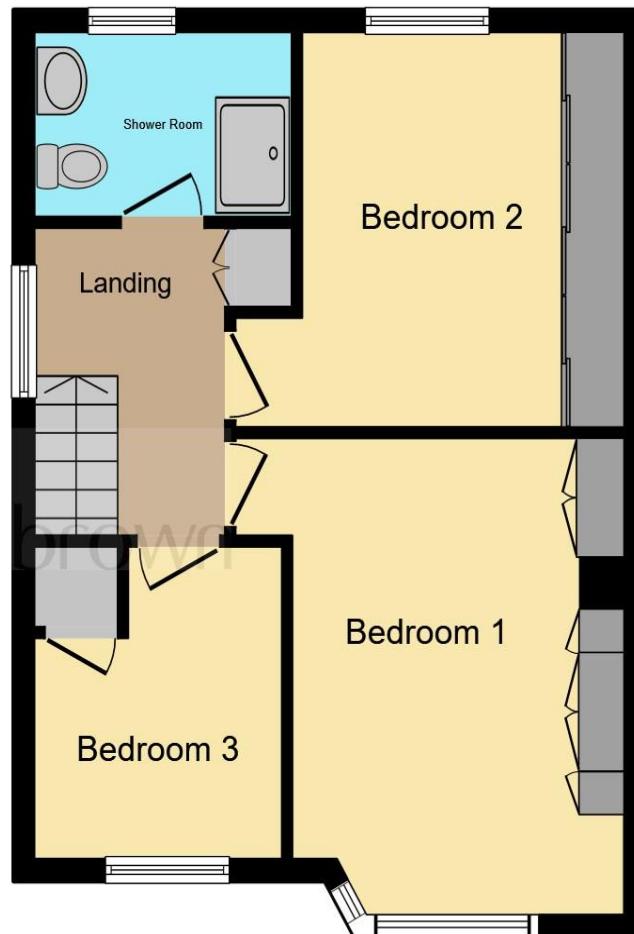
## March Vale Rise, Conisbrough Doncaster

GUIDE PRICE £180,000-£200,000 Great for families-close proximity to schools, shops & transport. Drive, garage & gardens. Whether you're starting out, upsizing, or just looking for a place to settle down, this home is brimming with potential. A fantastic opportunity to make it your own! CALL NOW!





**Ground Floor**



**First Floor**

**Ground Floor**

**Enterance Hall**

**Lounge**

15' 9" x 12' 2" ( 4.80m x 3.71m )

**Kitchen/Dining Room**

18' 7" x 10' 1" ( 5.66m x 3.07m )

**First Floor**

**First Floor Landing**

**Bedroom 1**

10' 4" x 15' ( 3.15m x 4.57m )

**Bedroom 2**

11' 5" x 8' 3" ( 3.48m x 2.51m )

**Bedroom 3**

6' 8" x 7' 11" ( 2.03m x 2.41m )

**Shower Room**

**Exterior**

**Garage**

**Outbuilding**

**Agents Note:**

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](http://www.focalagent.com)

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## March Vale Rise, Conisbrough Doncaster

- 3 bedroom semi-detached family home. Council tax B.
- EPC C
- Sought after street in Conisbrough - excellently placed for local amenities, schools, shops & transport link
- Well presented accommodation - perfect for someone to make their own
- Driveway & garage providing off street parking
- Delightful gardens to the front & rear

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price



view this property online [williamhbrown.co.uk/Property/MXB118640](http://williamhbrown.co.uk/Property/MXB118640)

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.



Property Ref:  
MXB118640 - 0006

 william h brown



**01709 583267**



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



4 Main Street, MEXBOROUGH, South Yorkshire,  
S64 9DW



[williamhbrown.co.uk](http://williamhbrown.co.uk)