



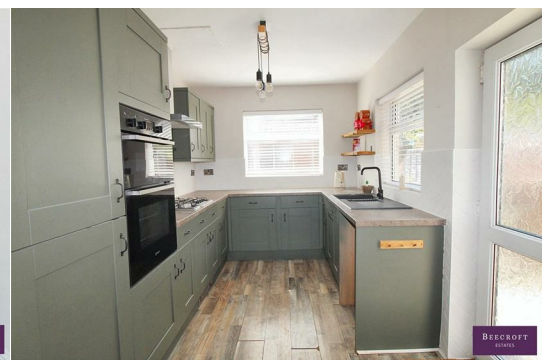
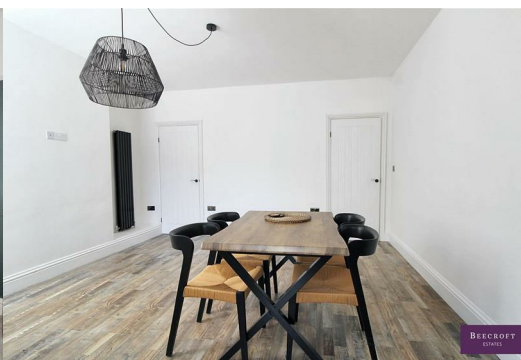
46 Gardens Lane

Conisbrough, Doncaster, DN12 3JX

£170,000



Nestled in a highly sought-after area within walking distance of local amenities, including a GP surgery and schools, this 3-bedroom end-of-terrace property is a hidden gem. Deceptively spacious and beautifully presented, it effortlessly combines modern charm with tasteful décor throughout, offering a true turn-key opportunity. The home also benefits from a well-maintained garden, a detached garage, and off-road parking—perfect for comfortable and convenient living.



GROUND FLOOR

LOUNGE

A spacious and welcoming front-facing room featuring a double glazed window that fills the space with natural light. Includes a feature open fire with hearth, TV aerial point, and radiator, creating a cosy yet functional living area.

DINING ROOM

A spacious room that flows seamlessly into the kitchen, featuring a rear-facing double glazed window, radiator, laminate flooring, and generous built-in storage, making it a practical and versatile space for dining or entertaining.

KITCHEN

Fitted with a range of wall and base units and worktop surfaces incorporating a sink unit with mixer tap. The kitchen includes an integrated oven, hob, extractor, fridge freezer, and plumbing for a washing machine. A rear-facing double glazed window provides natural light, and a side entrance door offers convenient external access.

FIRST FLOOR

BEDROOM ONE

A spacious double bedroom featuring fitted wardrobe, shared dual storage with Bedroom Two, a radiator, and a double glazed window, offering both comfort and practicality.

BEDROOM TWO

A good size second bedroom having a storage cupboard, radiator and rear facing double glazed window.

BATHROOM

A three piece suite comprising bath with shower over, wc and wash hand basin. Radiator and double glazed window with obscure glazing.

SECOND FLOOR

BEDROOM THREE

A further double bedroom having a double glazed window and radiator.

OUTSIDE

Externally, the property continues to impress with off-street parking for multiple vehicles and a generous rear garden laid to lawn, offering excellent outdoor space. To the front, the home is set back from the road and features a neat front garden, enhancing its kerb appeal.

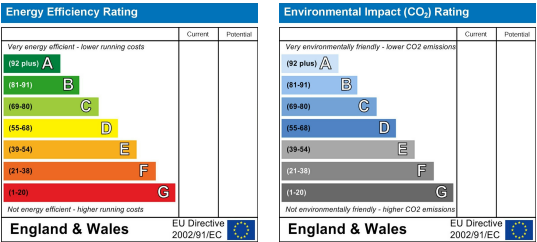
Area Map



Floor Plans



Energy Efficiency Graph



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