



45 Roberts Avenue, Conisbrough, Doncaster, South Yorkshire, DN12 2DB

Asking Price £150,000

Offered to the open market within this popular location is this traditional THREE bedroom semi detached property. Offering SUPERB views across the English Heritage site at Conisbrough Castle the property offers family sized accommodation with impressive standards within. With gas fired central heating, double glazing and enclosed rear gardens an early viewing is thoroughly recommended.

Merryweathers

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Conisbrough

The name Conisbrough comes from the Old English Cyningesburh (first recorded c. 1000) meaning "king's stronghold" or "king's fortified place. Conisbrough contains what is believed to be the oldest building in South Yorkshire: the probably 8th-century Anglo-Saxon St Peter's Church. The church was enlarged in the twelfth century, and David Hey claims that it was a Minster church, forming the centre of a large, early parish covering all or much of the eleventh century Fee of Conisbrough.[5]

Entrance Porch

With front facing upvc entrance door.

Reception Hallway

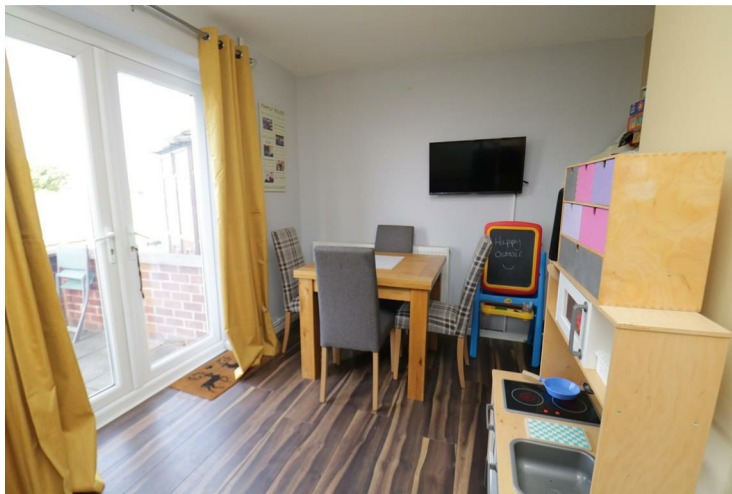
With a front facing upvc entrance door and stairs rising to the first floor accommodation.

Lounge 12'11" x 9'8" (3.95 x 2.95)



With a front facing upvc window and central heating radiator.

Dining Kitchen 22'2" x 16'2" (6.78 x 4.95)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with built in self cleaning oven, wine cooler, Worcester Bosch boiler, space and plumbing for an automatic washing machine. With rear facing aspect over looking the castle, there are rear facing upvc french doors entering the enclosed garden.

Master Bedroom 13'1" x 10'11" (3.99 x 3.35)



With a front facing aspect, with central heating radiator.

Bedroom Two 10'1" x 9'3" (3.08 x 2.82)



With a rear facing aspect and central heating radiator.

Bedroom Three 8'9" x 10'11" (2.68 x 3.35)



With a front and side facing upvc window and central heating radiator.

Bathroom

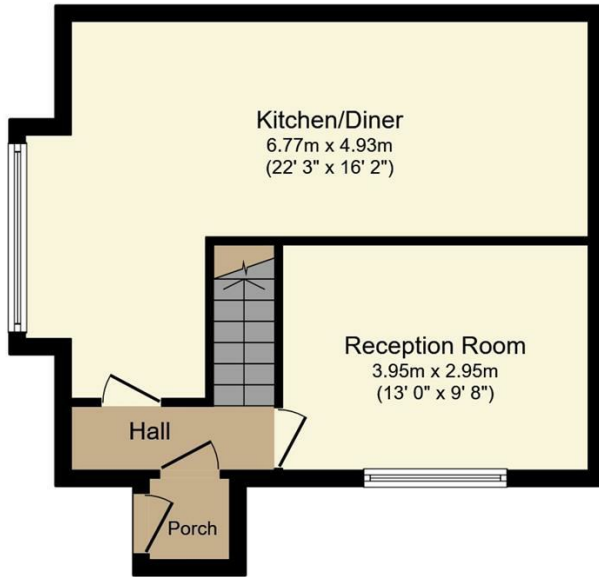


Hosting a three piece suite comprising of a paneled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External

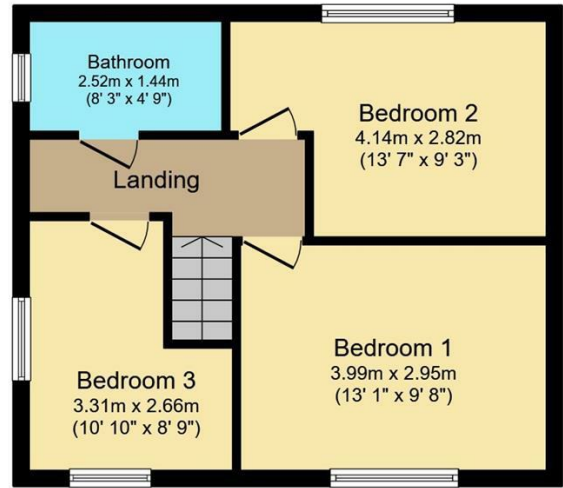
To the front is gated access which in turn leads to the front entrance door, there is an external store to the side. To the rear is an enclosed rear garden, mainly laid to lawn and views across Conisbrough Castle.

Floor Plan



Ground Floor

Floor area 42.5 sq.m. (458 sq.ft.) approx



First Floor

Floor area 39.7 sq.m. (427 sq.ft.) approx

Total floor area 82.2 sq.m. (885 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		70	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS

Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham, Barnsley, Doncaster & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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