



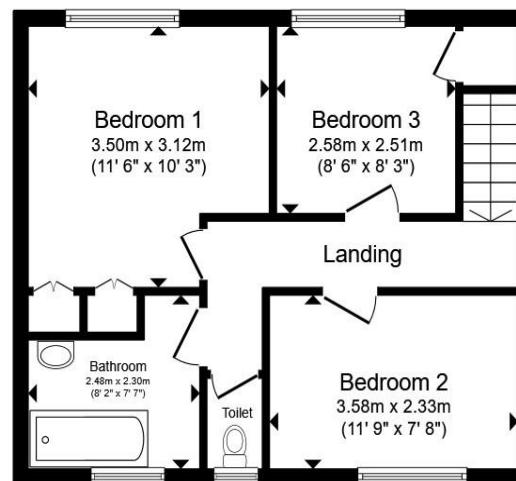
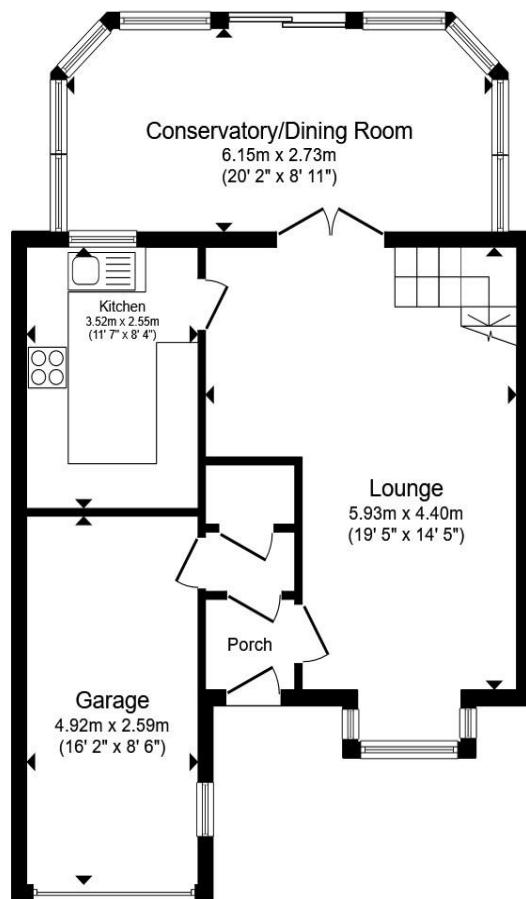
Eaton Square, Barnburgh DONCASTER DN5 7JN

welcome to

Eaton Square, Barnburgh DONCASTER

BE THERE OR BE SQUARE! Set in a highly sought-after village, this beautifully presented & home blends semi-rural charm with excellent access to schools, shops, transport, country pubs, & scenic walks. Featuring a conservatory, drive, garage & a delightful garden - this is a must view. CALL NOW!





Ground Floor:

Lounge

14' 4" x 22' 5" into bay (4.37m x 6.83m into bay)

Kitchen

11' 6" x 8' 4" (3.51m x 2.54m)

Conservatory

9' 7" x 21' 1" (2.92m x 6.43m)

1st Floor:

Landing

Bedroom One

10' 3" x 11' 5" (3.12m x 3.48m)

Bedroom Two

7' 7" x 11' 9" (2.31m x 3.58m)

Bedroom Three

8' 5" x 8' 2" (2.57m x 2.49m)

Bathroom

Separate W.C

Exterior:

Integral Garage

Total floor area 108.7 m² (1,170 sq.ft.) approx

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.propertybox.io

welcome to

Eaton Square, Barnburgh DONCASTER

- 3 bedroom semi-detached family home. Council Tax B. EPC C.
- Well placed for schools, shops, transport links, country pubs, restaurants, & scenic walking routes.
- Beautifully presented throughout
- Lounge, stylish kitchen, conservatory
- Driveway & garage

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£250,000



view this property online williamhbrown.co.uk/Property/MXB119501

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:
MXB119501 - 0002

 william h brown



01709 583267



mexborough@williamhbrown.co.uk



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



williamhbrown.co.uk