



**The Old Coach House Doncaster Road, Conisbrough
Doncaster DN12 3AJ**

welcome to

The Old Coach House Doncaster Road, Conisbrough Doncaster

Step inside this stunning 3-bedroom detached home that seamlessly blends historic charm with modern luxury. Boasting spacious accommodation including SELF CONTAINED ANNEX . Words & photos can't fully capture the size & standard of the accommodation on offer. VIEWING ESSENTIAL - CALL NOW!





Lounge
16' 10" x 14' 4" (5.13m x 4.37m)

Dining Room
16' 10" x 8' 10" (5.13m x 2.69m)

Kitchen
11' 11" x 16' 10" (3.63m x 5.13m)

Family / Reception Room
16' 4" x 11' 2" (4.98m x 3.40m)

1st Floor

Landing

Bedroom One
11' 11" x 16' 10" (3.63m x 5.13m)

En-Suite

Bedroom Two
8' 3" x 13' 8" (2.51m x 4.17m)

Bedroom Three
10' 1" x 9' 4" (3.07m x 2.84m)

Bathroom

Exterior

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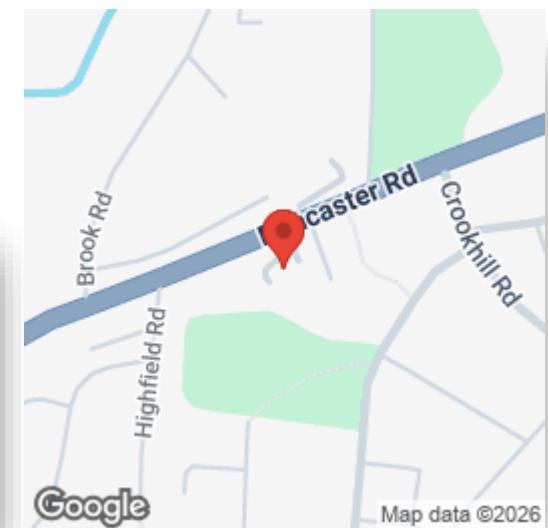
- 3 bedroom detached family home with SEPARATE self contained 1 bedroom annex
- EPC C. Council Tax Band D
- Highly sought after location - excellently placed for local amenities, schools, shops & transport links
- Annex - bedroom area, kitchen/living area & shower room
- Generous sized driveway

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

£340,000 - £350,000



view this property online williamhbrown.co.uk/Property/MXB119761

Please note the marker reflects the postcode not the actual property



Property Ref:
MXB119761 - 0003

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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