



Milne Road, Bircotes, DONCASTER DN11 8AN

welcome to

Milne Road, Bircotes, DONCASTER

Situated to a CORNER PLOT position, available with NO ONWARD CHAIN. This IMMACULATE home offers a DOWNSTAIRS WC, TWO RECEPTION ROOMS, Three Good Size BEDROOMS and Front and Rear GARDENS With a RESIN DRIVEWAY!



Ground Floor Accommodation

Cloakroom

Convenient cloakroom, having a wc and a rear facing double glazed window with obscured view.

Lounge

Spacious lounge having a feature fireplace with inset gas fire, tiled hearth and wood surround, a front facing double glazed window, coving to the ceiling and two central heating radiators.

Dining Room

Open plan to the lounge, having a front facing double glazed window, a central heating radiator and coving to the ceiling.

Kitchen

Modern kitchen incorporating a good range of cream shaker style wall and base units with complimentary worktop over, stainless steel sink with drainer and contemporary splashbacks. Benefitting from an integrated oven with hob and an extractor fan. Having a rear facing double glazed window, central heating radiator and space for a fridge.

First Floor Accommodation

Bedroom One

Double bedroom, benefitting from a front facing double glazed window and a central heating radiator.

Bedroom Two

Generous bedroom, complete with wardrobes, a front facing double glazed window and a central heating radiator.

Bedroom Three

Having a rear facing double glazed window and a central heating radiator.

Shower Room

Benefitting from a fitted shower cubicle, wc and wash hand basin. With tiling to the walls and floor, consisting of a chrome heated towel rail and a rear facing double glazed window with obscured view.

External

Situated to a corner plot position set back from the road behind a walled front garden with wrought iron pedestrian gate, being mainly laid to lawn, with a variety of colourful plants and shrubs. Boasting a smart resin driveway to the side elevation with double wrought iron gates providing vehicular access to off road parking. Heading towards the rear of the house is a manageable size garden with timber fence panels to the perimeter, lawn, paved seating area and a useful storage outhouse.

Agents Notes

This property is in a former mining area, it will be beneficial to conduct a mining search, please speak with your conveyancer.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Milne Road, Bircotes, DONCASTER

- Beautiful Semi - Detached Home
- Two Main Reception Rooms
- Downstairs WC
- Three Good Size Bedrooms
- Corner Plot Position

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108303 - 0007

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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