



## 8 Riverside Close, Conisbrough, Doncaster, DN12 3GA

Situated on a quiet cul-de-sac in the popular village of Conisbrough, this well-presented three-bedroom terraced home offers an excellent opportunity for first-time buyers and families. Benefiting from off-road parking for two vehicles to the rear, additional public parking to the front, and an enclosed rear garden, the property combines practical living with a convenient village location.

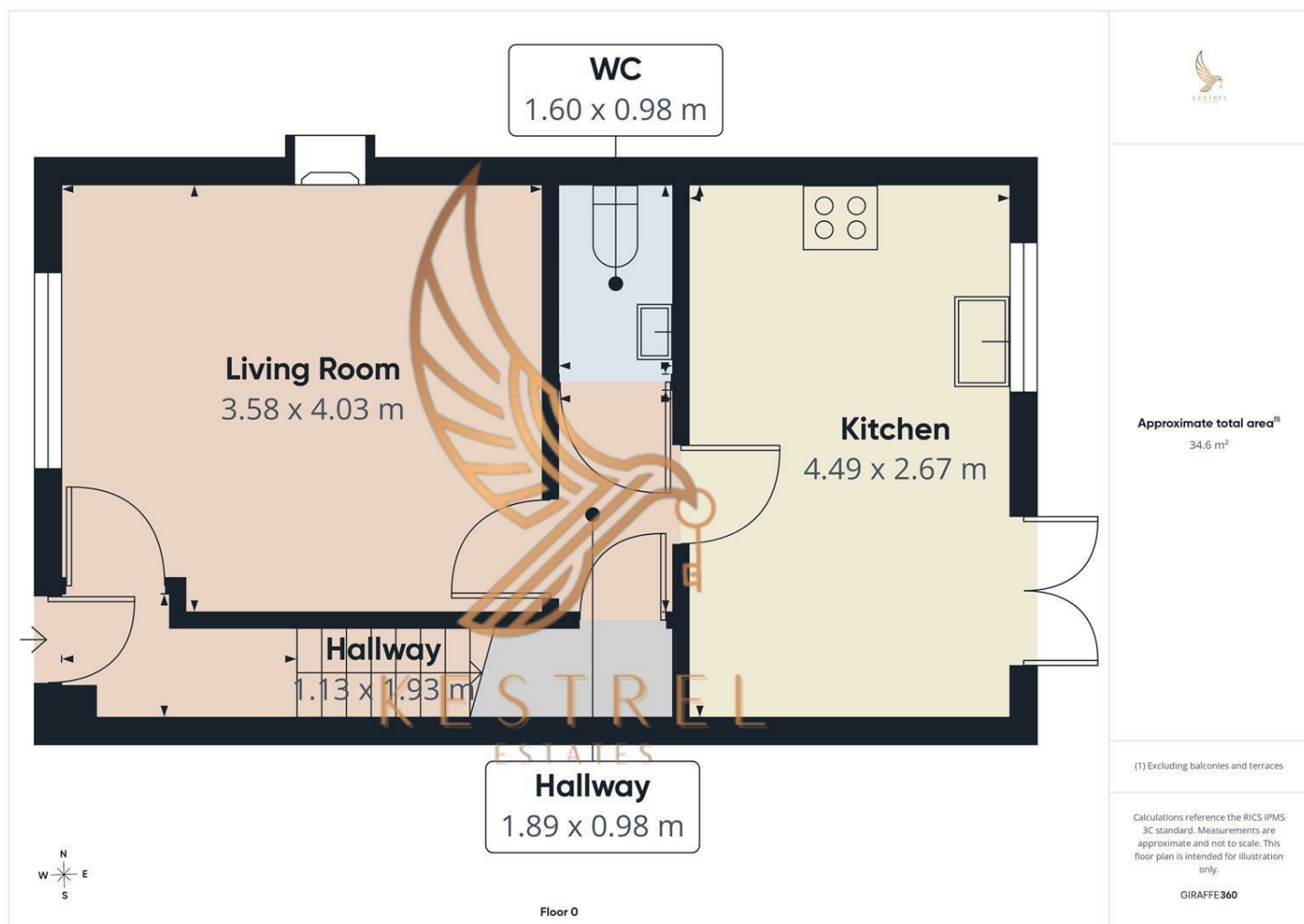
Ideally positioned close to a range of local amenities, schools, and transport links, the property is also just a short stroll from the village centre and the historic Conisbrough Castle.

The accommodation briefly comprises a welcoming entrance hall leading into a bright and spacious living room, finished with neutral décor and laminate flooring, creating a warm and inviting space for everyday living. To the rear, the well-proportioned kitchen/diner is fitted with an integrated oven, hob and extractor hood, with ample space for dining and entertaining. Patio doors provide direct access to the enclosed rear garden, which features a patio seating area and lawn, perfect for outdoor dining, family activities, and relaxation. The ground floor also benefits from a useful WC and a handy storage cupboard.

To the first floor are three well-sized bedrooms, comprising two doubles and a single room. The master bedroom

- 3 Bedroom Terrace House
- Immaculate Throughout
- Patio Doors To The Rear Garden
- Modern Kitchen
- Convenient Downstairs W/C
- Enclosed Rear Garden
- 2 Allocated Parking Spaces To The Rear
- Close to Conisbrough Castle
- Close To Schools, Transport Links and Amenities
- Viewing Highly Recommended

**£160,000**



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |