



Roberts Avenue, Conisbrough DONCASTER DN12 2DB

welcome to

Roberts Avenue, Conisbrough DONCASTER

HOMEWARD BOUND! Lovingly improved by the current owner, this well-presented home offers comfortable and practical living space throughout. Thoughtfully updated over time, it's ready to move straight into and enjoy. Boasting a 2 reception rooms, a drive & a generous rear garden - CALL NOW!



Agents Aml Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.

Entrance Hall

Entered through a uPVC front door, the welcoming entrance hall features a central heating radiator and staircase rising to the first floor, providing access to the accommodation and setting the tone for this well-presented home.

Lounge

A bright and inviting reception room featuring French doors opening onto the rear garden, allowing for an abundance of natural light and creating a seamless connection between indoor and outdoor living. The room is further complemented by a central heating radiator, making it an ideal space for relaxation and entertaining.

Dining Room

A bright and versatile dining room benefiting from front and side-facing uPVC double glazed windows, allowing plenty of natural light to flow through the space. The room also features a central heating radiator and a useful built-in storage cupboard housing the boiler.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. The kitchen benefits from an integrated hob and oven, together with plumbing for both a washing machine and dishwasher. A rear-facing uPVC double glazed window provides natural light, creating a practical and well-appointed space for everyday living.

Landing

Having a front-facing uPVC double glazed window allowing natural light to flood the space, the landing

also provides access to the loft and doors leading to the first-floor accommodation.

Bedroom One

A spacious principal bedroom featuring a rear-facing uPVC double glazed window, a central heating radiator and a range of fitted wardrobes, providing excellent storage and creating a comfortable and well-appointed retreat.

Bedroom Two

A well-proportioned second bedroom featuring a rear-facing uPVC double glazed window, a central heating radiator, fitted wardrobes and a useful built-in storage cupboard, providing excellent storage solutions and comfortable accommodation.

Bedroom Three

A well-proportioned third bedroom featuring a front-facing uPVC double glazed window, a central heating radiator and fitted wardrobes, providing ample storage and making this a versatile space suitable for a bedroom, nursery or home office.

Bathroom

The main bathroom is fitted with a bath and benefits from a side-facing uPVC double glazed window and a central heating radiator. The W.C. is separate and fitted with a hand wash basin, together with a side-facing uPVC double glazed window, providing added practicality for family living.

Exterior

The property benefits from a driveway to the front, providing convenient off-street parking. To the rear is an enclosed lawned garden, offering an ideal outdoor space for relaxing, entertaining and family enjoyment.



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Roberts Avenue, Conisbrough DONCASTER

- 3 bedroom semi-detached. EPC C. Council Tax A
- Popular location - excellently placed for local amenities, schools, shops, transport links & Conisbrough Castle
- Convenient access to commuter/motorway links
- Well presented & spacious accommodation throughout
- Driveway to the front

Tenure: Freehold EPC Rating: C
Council Tax Band: A



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MXB120592 - 0003

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