



Coniston Grove, Bircotes Doncaster DN11 8FW

welcome to

Coniston Grove, Bircotes Doncaster

Offered with No Upward Chain is the exceptionally well maintained 3 storey semi detached property located on a small modern development. Easy access to a wide range of amenities including schooling, shops healthcare and an easy commute within 10 min drive to A1 motorway network.



Entrance Hall

Access to the property via the front door into a hallway with stairs leading to the first floor. Laminate flooring, central heating radiator and a telephone point.

Breakfast Kitchen

10' 5" x 16' 2" max (3.17m x 4.93m max)

Updated by the vendor to include additional storage via the breakfast bar, further storage to the wall and base units. Electric hob with extractor fan and oven, integral dishwasher, plumbing for washing machine. Space and plumbing for fridge freezer and a sink and drainer unit.

Front facing double glazed window, recessed lights to ceiling and laminate floor.

Downstairs Toilet

With a low flush wc, wash hand basin and tiling to the walls, central heating radiator.

Lounge

13' 7" x 10' 9" (4.14m x 3.28m)

Enjoying views of the garden via the French Doors with a laminate floor, tv aerial and central heating radiator.

First Floor

With landing leading to the second floor with a front facing window.

Bedroom Two

13' 7" x 11' 1" (4.14m x 3.38m)

Double Room with a rear facing double glazed window and a central heating radiator.

Bedroom Three

10' 2" x 7' 3" (3.10m x 2.21m)

Double Room with a front facing double glazed window and central heating radiator.

Family Bathroom

Three piece suite with a bath and shower above, low flush wc and a vanity basin. Heated chrome towel rail, extractor fan and a tiled floor. Side facing obscure double glazed window, recessed lights to the ceiling.

Second Floor Suite

Bedroom

13' x 13' 7" (3.96m x 4.14m)

Double Room with a front facing double glazed window, recessed lights to the ceiling and loft access.

Walk In Wardrobe

Great walk in space for a dressing room with shelving and recessed lighting.

Ensuite

Having a velux window, shower cubicle with an electric shower inset, low flush wc and basin. Majority tiled walls, heated towel rail and an extractor fan.

External

Open plan garden to the front elevation, block paved driveway to the side and external water supply. Gated access to the side elevation which leads to a useful storage area and bin store.

A storage shed at the side doubles as a utility area with lighting and power, second storage shed both of which are undercover.

Outside electrics and outside tap and second gate leading into the rear garden.

The rear garden is enclosed with fencing, easy maintenance with an astroturf garden and fenced off seating area with picket fence, enjoying a very sunny aspect.

Further garden storage with two sheds, one of which has power, external lighting.

Agents Note

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



view this property online williamhbrown.co.uk/Property/BWY108125



welcome to

Coniston Grove, Bircotes Doncaster

- Well Maintained Semi Detached Home
- Modern Breakfast Kitchen
- Lounge wth French Doors
- Three Bedrooms, Walk in Wardrobe, Ensuite
- Modern Family Bathroom

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY108125



Property Ref:
BWY108125 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01302 710735



Bawtry@williamhbrown.co.uk



38 High Street, Bawtry, DONCASTER, South
Yorkshire, DN10 6JE



williamhbrown.co.uk