

property details **approval form**

5 St. Margarets Avenue, Barnburgh, Doncaster, South Yorkshire, England, DN5 7HE

Date: 25 June 2026

Property Ref and Version: MXB119546 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£170,000

Tenure: Freehold

>> **key features**

- > 3 bedroom semi-detached family home. Council Tax B. EPC tbc
- > Highly sought after, picturesque village location - semi rural yet excellently placed for local amenities, schools, shops & country pubs/walks
- > Ideal for someone to make their own
- > Driveway to the front
- > Lawn & patio garden to the rear
- > NO CHAIN
- > EPC Rating: Awaited

>> **short description**

TRULY BLESSED! Set in this charming village, this semi-det home offers both convenience & countryside appeal. With scope to personalise, generous outdoor space, parking & excellent local connections, it represents a fantastic opportunity for families & first-time buyers alike. CALL NOW!

>> **long description**

3 Bedroom Semi-Detached Family Home – St Margaret’s Avenue, Barnburgh

A wonderful opportunity to acquire a family home in the heart of a picturesque semi-rural village

Highlights:-

*Three bedrooms

*Highly sought-after Barnburgh location, close proximity to amenities, schools, shops, country pubs & scenic walks

Your William H Brown office: 4 Main Street, MEXBOROUGH, South Yorkshire, S64 9DW
T 01709 583267 **E** mexborough@williambrown.co.uk

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*Ideal property for someone to make their own and add personal touches

*Driveway to the front providing off-street parking

*Rear garden with lawn and patio, perfect for outdoor dining and relaxation

Summary

Nestled in the picturesque village of Banburgh, this 3-bed semi-detached home offers semi-rural charm with easy access to local amenities, schools, shops and scenic walks. With driveway parking and a lawned rear garden with patio, it's an ideal family home ready to be shaped to your taste. NO CHAIN - CALL NOW!

>> **directions**

>> **Agent Note**

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>> **room description**

Agents Note:

Heating to the property is served by solid fuel. Please contact the branch for more details.

Entrance Hall

Having windows and a central heating radiator.

Kitchen

Fitted with wall & base units housing the sink & drainer unit. There is also a window to the rear, a central heating radiator, a door to the rear and a useful pantry.

Landing

Having access to the loft and a window to the side.

Bedroom One

Having a window, a central heating radiator and a storage cupboard.

Bedroom Two

Having a window to the rear and a central heating radiator.

Bedroom Three

Having a window to the front and a central heating radiator.

Bathroom

Fitted with a bath, a wash hand basin and a window to the rear.

Seperate W.C

Fitted with a W.C.

Outside

Having a generous sized lawned garden & patio area - ideal for landscaping.

To the front is a driveway providing off street parking.

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>> **room description**

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>> **floor plan**

>> **approval**

	Signature	Date
Daniel Armstrong		
Adam Weitzel Move With Us		

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