



Milne Road, Bircotes Doncaster DN11 8AN

welcome to

Milne Road, Bircotes Doncaster

A MUST SEE PROPERTY! - Inviting semi-detached home with two open plan reception rooms, EXTENDED KITCHEN, three good sized bedrooms, FRONT & REAR GARDENS with OFF ROAD PARKING and a SUBSTANTIAL WORKSHOP/GARAGE!



Ground Floor Accommodation

Entrance Hall

Inviting entrance hall, housing the stairs to the first floor accommodation.

Cloakroom

Fitted with a WC.

Lounge/Family Room

Cosy main reception room, having a feature fireplace, front facing double glazed window, coving to the ceiling and a central heating radiator. Open plan to the family area with a front facing double glazed bay window, coving to the ceiling and a central heating radiator.

Kitchen/Dining Room

Spacious kitchen, fitted with a good range of wall and base units with worktop over and inset stainless steel sink with drainer. Benefitting from an integrated oven and hob and having space for a fridge/freezer, washing machine and tumble dryer. Tiled splashbacks, two rear facing double glazed windows, two central heating radiators and a side entrance door.

First Floor Accommodation

Landing

Loft access and a rear facing double glazed window.

Bedroom One

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

Bedroom Two

Double bedroom, consisting of a front facing double glazed window and a central heating radiator.

Bedroom Three

A good size single bedroom with a rear facing double glazed window and a central heating radiator.

Bathroom

Modern bathroom fitted with a bath with electric shower over, wc and a wash hand basin. Having part tiling to the walls, a side facing double glazed window with obscured view and a heated towel rail.

External

Set back from the road behind a walled front garden with wrought iron gates, the garden is mainly laid to lawn and flanked by a concrete driveway providing off road parking. Heading to the rear elevation the garden is fenced and enclosed with a lawned area and paved patio.

Workshop/Garage

Generous size detached garage/workshop with power and light connected, two sets of hinged timber doors and a side courtesy door.

Agents Notes

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

Building regulations certification for the garage/workshop has not yet been issued as the build is not quite finished, please speak to the selling agent for an update regarding the approval.

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

- Extended Semi-Detached Home
- Generous Well Presented Accommodation
- Substantial Garage/Workshop
- Three Good Sized Bedrooms
- Spacious Kitchen/Diner

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

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BWY108308 - 0004

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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