



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 Note

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.



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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 - 0003

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