



Milne Road, Bircotes, Doncaster DN11 8AS

welcome to

Milne Road, Bircotes, Doncaster

Perfect FIRST TIME BUYER PROPERTY or FAMILY HOME. Benefitting from TWO RECEPTION ROOMS, THREE Good Sized BEDROOMS, Enclosed FRONT & REAR GARDENS, OFF ROAD PARKING and a STORAGE GARAGE. Must Be Viewed!



Ground Floor Accommodation

Entrance Hall

Entrance hall having a central heating radiator, storage cupboard and being accessed via a side facing door.

Wc

Fitted with a WC and having a side facing window.

Lounge

The first of two spacious reception rooms, having a gas fire with back, hearth and surround, coving to the ceiling, dado rail, central heating radiator and French doors.

Dining Room

Open plan to the lounge providing an ideal space for entertaining. Featuring a front facing double glazed bay window, coving to the ceiling and a central heating radiator.

Kitchen

Fitted with a good range of wall and base units with worktop over, incorporating a stainless steel sink/drainage and an integrated oven and hob with hood. Having tiled splashbacks, tiling to the floor, a rear facing double glazed window and a central heating radiator. Space for a washing machine and fridge/freezer.

First Floor Accommodation

Landing

Having a storage cupboard and a front facing double glazed window.

Bedroom One

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

Bedroom Two

Double bedroom, featuring a rear facing double glazed window, coving to the ceiling and a central heating radiator.

Bedroom Three

Benefitting from a rear facing double glazed window, central heating radiator and housing the boiler.

Shower Room

Fitted with a shower cubicle, wc and a vanity wash hand basin. Surrounded by tiling to the walls and floor, complete with a rear facing double glazed window with obscured view, coving to the ceiling and a central heating radiator.

External

Set back from the road behind a walled front garden with wrought iron double gates. The garden is mainly laid to lawn and flanked by a smart block paved drive providing off road parking. Heading to the rear elevation you are met with a well-maintained garden featuring a neatly kept grass lawn, complemented by generously stocked borders filled with a variety of plants and seasonal colour. Benefitting from a block paved seating area to enjoy in the summer months and being surrounded by timber fencing.

Storage Garage

Single sectional garage with up and over door and 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. The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential time frames involved. It is our understanding that the Property is not yet registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Our client has indicated that an application for first registration has been submitted to the Land Registry and this is awaited. Your conveyancer will be able to advise further.

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

- Lovely End-Terraced Home
- No Onward Chain
- Two Reception Rooms
- Three Good Sized Bedrooms
- Enclosed Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£165,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BWY108260 - 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.

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