



## 18 Brook Road, Conisbrough, Doncaster, DN12 3AQ

Set within the ever popular village of Conisbrough, just a short distance from the historic Conisbrough Castle, this three-bedroom semi-detached home offers a wonderful opportunity to create a space that truly feels your own. With generous proportions throughout and off-road parking for multiple vehicles, it is a property that naturally lends itself to family life and future potential.

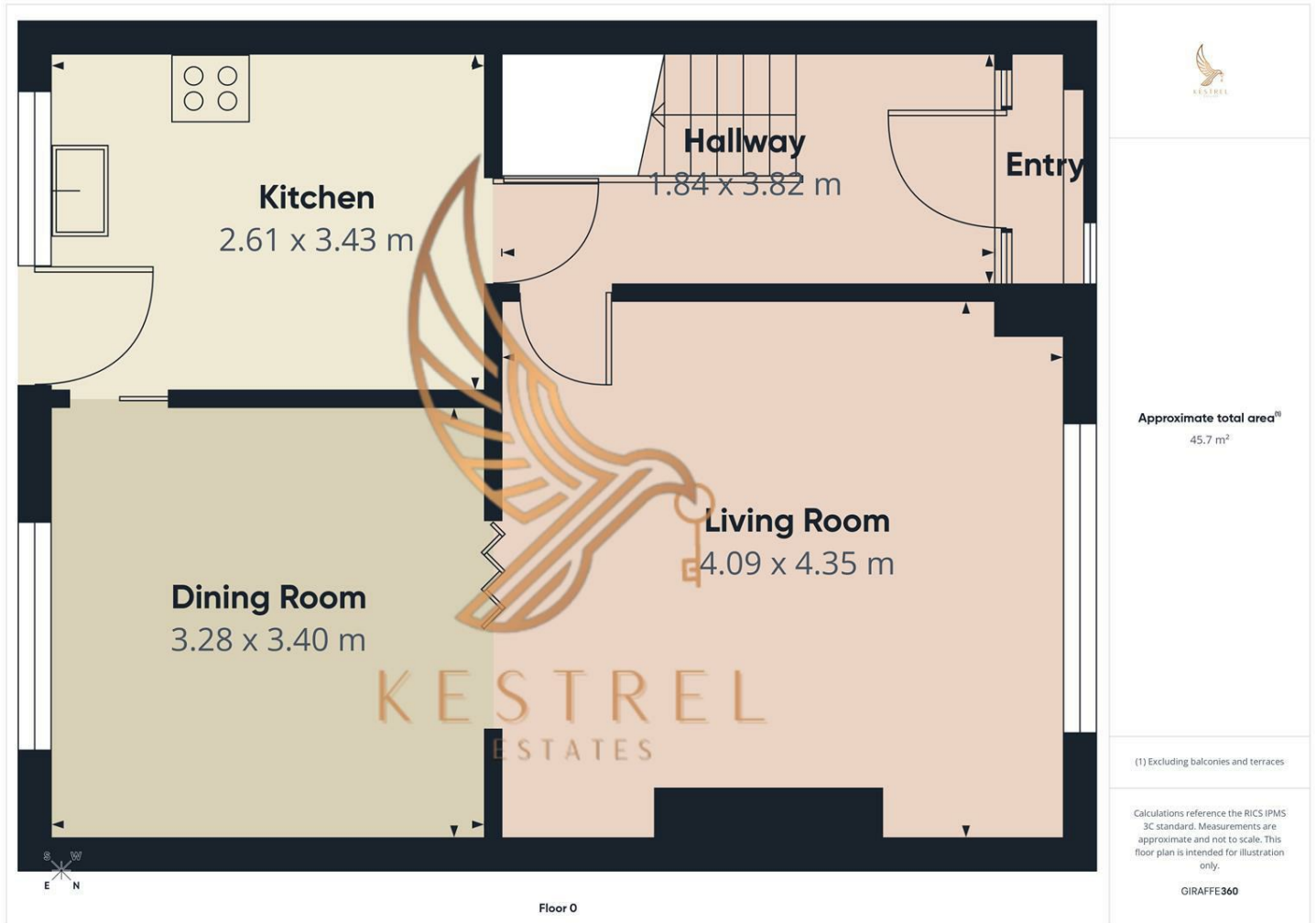
A practical porch leads into a welcoming hallway, giving an immediate sense of the space on offer. The living room is bright and comfortable, with a large window drawing in plenty of natural light, while the slightly elevated position of the home provides a greater sense of privacy from the street. Double doors open through to the dining room, allowing the space to flow effortlessly for both everyday living and more sociable occasions. The kitchen sits to the rear of the house with access to the garden. A useful storage cupboard beneath the stairs adds to the practicality of the layout.

Upstairs, there are three well-sized bedrooms, all benefitting from fitted wardrobes, along with a separate toilet and bathroom, making the space well suited to family living.

Outside, the rear garden is arranged over split levels, offering a patio seating area along with further space that

- **\*\* NO CHAIN \*\***
- **3 Bedroom Semi Detached House**
- **Bright Living Room**
- **Separate Dining Room**
- **3 Spacious Bedrooms With Built In Storage**
- **Off Road Parking For Multiple Cars**
- **Popular Location**
- **Walking Distance To Conisbrough Castle**
- **Close to Bus Routes, Amenities and Schools**
- **Viewing Highly Recommended**

**£160,000**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	