



## 12 Lockesley Avenue, Conisbrough, Doncaster, DN12 3NU

Offered with no onward chain is this well-presented three-bedroom semi-detached family home, ideally located on Lockesley Avenue, in a popular and friendly residential area of the village. The house is within walking distance of local schools, amenities, and bus routes, making it perfect for growing families or first time buyers.

The home is set behind a gated frontage, offering off-road parking and a safe, enclosed approach.

Inside, the spacious kitchen with breakfast bar provides a great hub for family meals, homework time, or entertaining.

The bright and generous living room is filled with natural light and opens via patio doors into a conservatory. This additional space overlooks the well-maintained rear garden and offers flexible use as a family room, play space, or dining area. A downstairs WC adds everyday convenience for busy family life.

There is also a further ground-floor space with patio doors leading directly to the garden, ideal as a home office, playroom, hobby room, or snug, adapting easily to your needs.

**£160,000**

- **\*\* NO CHAIN \*\***
- Perfect for First Time Buyers Or Growing Families
- Spacious 3 Bedroom Home
- Downstairs w/c
- Conservatory
- Spacious Living Room
- Well Maintained Garden
- Off Road Parking
- Close To Local Amenities, Schools and Bus Routes
- Viewing Highly Recommended



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