



75 Mallard Avenue

Barnby Dun, Doncaster, DN3 1LQ

Offers In The Region Of £165,000

Brought to the market with NO ONWARD CHAIN this 2 bedroom semi-detached bungalow is located in a popular village with local amenities close by including convenience stores and bus routes. The accommodation comprises: lounge, kitchen, 2 bedrooms and a bathroom. A useful lean to at the side elevation provides an ideal space for storage and connects through to the rear garden. Driveway to the front with enclosed garden to the rear, storage timber shed. VIEWING IS A MUST.

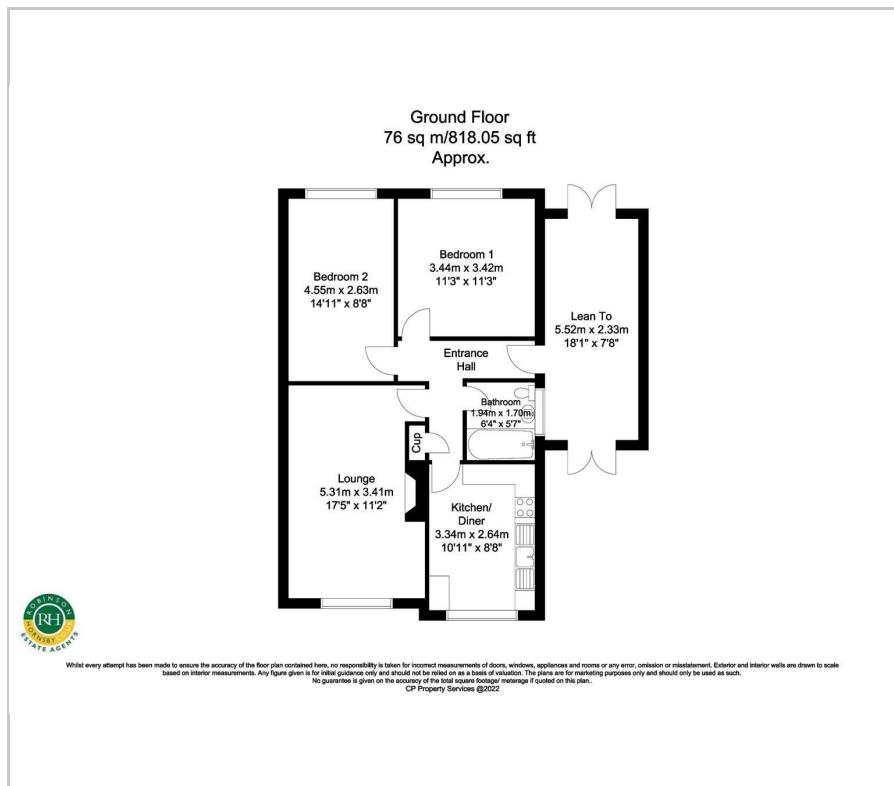
- 2 Bedroom semi-detached bungalow
- Lounge
- Kitchen
- Useful lean to at the side
- Driveway
- Enclosed garden with shed
- Village location
- Amenities closeby
- No onward chain

Viewing

Please contact our Office on 01302 751616 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

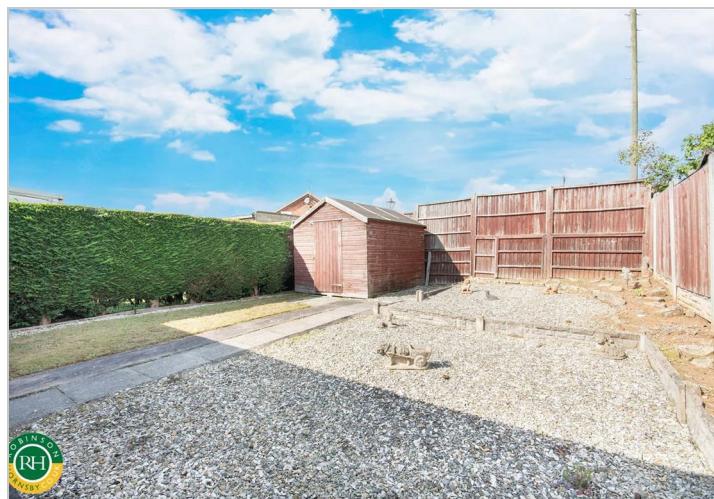


Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	90	
(81-91)	B	72	
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.