



7 Leslie Avenue, Conisbrough, Doncaster, DN12 3PR

Offers In The Region Of £110,000

Merryweathers are pleased to offer to the market this spacious four-bedroom end of terrace house, ideally located near excellent schools, transport links, and amenities, offers generous living spaces, off-road parking, solar panels, and tremendous renovation potential, making it perfect for families, first-time buyers, or investors.

Call Merryweathers today to arrange your viewing on 01709 590472.

Property Introduction

Presenting an exciting opportunity, this four-bedroom end of terrace house is ideal for first time buyers, families, or investors seeking a property with tremendous potential. In need of renovation, the home offers the perfect canvas to create a personalised residence tailored to your tastes and requirements.

The property boasts two spacious reception rooms, one separate for formal entertaining, and the other benefitting from garden views, flooding the space with natural light. The well-proportioned kitchen also enjoys excellent daylight, making it a bright and inviting area for meal preparation and family gatherings.

Accommodation comprises four double bedrooms, providing ample space for a growing family or for guests. The principal bedroom includes an en-suite bathroom and built-in wardrobes for convenient storage. A further contemporary bathroom benefits from a walk-in shower.

This property further distinguishes itself with practical features such as off-road parking and the eco-friendly advantage of installed solar panels, offering enhanced energy efficiency.

Enjoying a desirable location, the house is conveniently situated close to public transport links—ideal for commuters—as well as reputable local schools, shops, and a variety of amenities. Nearby parks provide green spaces perfect for leisure and family time.

This is a rare chance to acquire a home ready for your vision, set within a vibrant and well-connected neighbourhood. Early viewing is highly recommended, as properties with so much potential and such outstanding features in this location seldom become available. Contact us today to arrange your viewing and explore the possibilities this property offers.

Kitchen 16'4" x 8'4" (4.99 x 2.56)



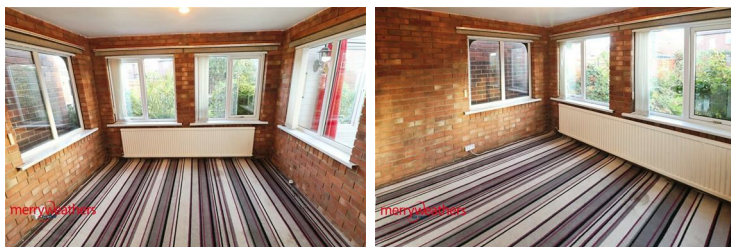
Set beneath the side facing UPVC double glazed window and incorporated into the roll edge work surface is a drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and space for dining.

Lounge 11'6" x 16'3" (3.53 x 4.97)



With a front facing UPVC window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset.

Extension 10'4" x 9'9" (3.16 x 2.98)



With UPVC windows and central heating radiator.

Conservatory 9'5" x 9'11" (2.89 x 3.04)



With a UPVC frame and views to the rear garden.

Bathroom 8'7" x 6'3" (2.64 x 1.92)



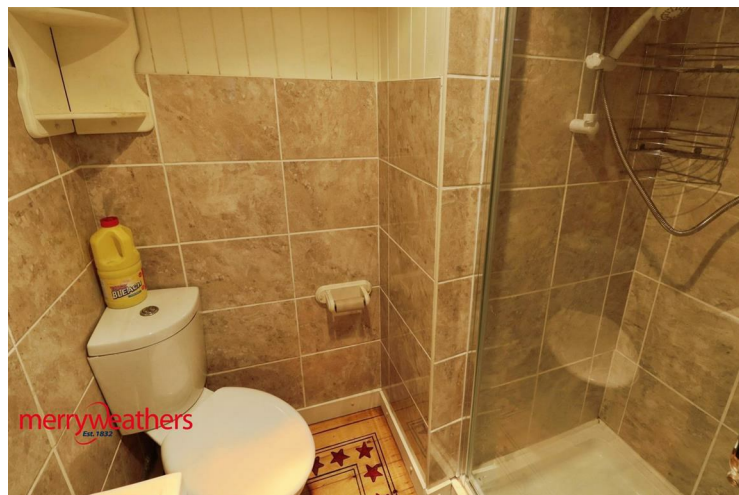
With a three piece suite comprising of a walk in shower, vanity hand wash unit and low flush WC. With central heating radiator and opaque double glazed windows.

Bedroom One 12'11" x 9'8" (3.94 x 2.97)



with a front facing UPVC window central heating radiator and a range of built in wardrobes.

En suite



With a three piece suite comprising of a shower, hand wash basin and low flush WC.

Bedroom Two 11'8" x 8'7" (3.58 x 2.63)



With a rear facing UPVC window and central heating radiator.

Bedroom Three 7'6" x 9'6" (2.31 x 2.92)



With a front facing UPVC window, fitted wardrobes and central heating radiator.

Bedroom Four 9'0" x 8'7" (2.76 x 2.62)



With a rear facing UPVC window, central heating radiator and wall mounted combi boiler.

Front Elevation



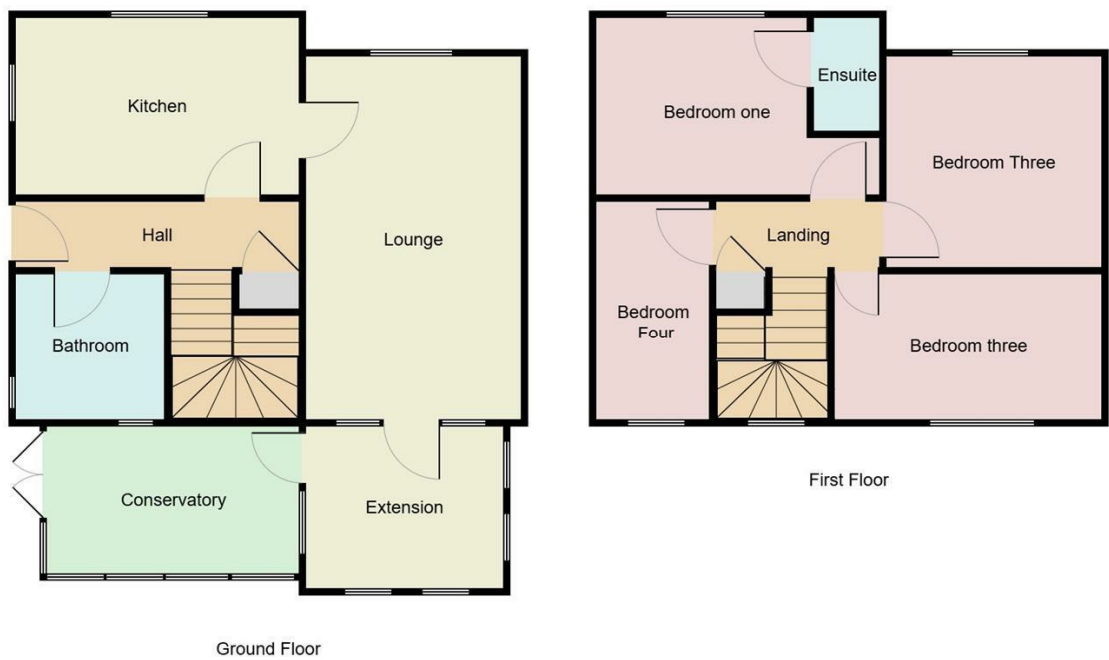
To the front of the property is a laid to lawn garden with driveway providing off road parking which is secured by double gates.

Rear Elevation



To the rear of the property is a laid to lawn garden with pond and timber shed.

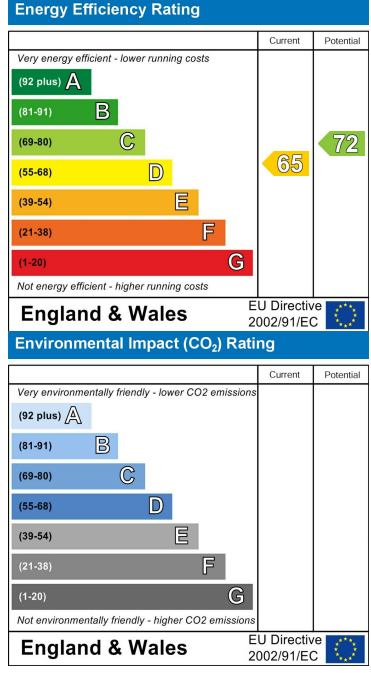
Floor Plan



Area Map



Energy Efficiency Graph



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.

www.merryweathers.co.uk

Merryweathers Mexborough 14 High Street, Mexborough, Rotherham, S64 9AS
Tel: 01709 590472 E-mail: mexborough@merryweathers.co.uk

Offices also at: Rotherham & Barnsley

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

