



## 100 Dixon Crescent Balby, Doncaster, DN4 0SP

Impressive 3 bed semi-detached house, presents an excellent opportunity for first-time buyers and investors alike. With three well-proportioned bedrooms, this property offers ample space for families or those seeking a comfortable living environment.

Upon entering, to the left you will find the lounge area that provide a perfect setting for relaxation and entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The master bedroom boasts the added luxury of an en-suite shower room, providing a private retreat for the homeowners. Additionally, a conveniently located bathroom on the ground floor enhances the property's functionality.

The exterior of the home features a detached garage, offering off-road parking and extra storage space, a valuable asset in today's busy lifestyle. The surrounding area is well-connected, making it easy to access local amenities, schools, and transport links.

With its blend of character and modern convenience, it is a must-see for anyone looking to invest in a delightful home in Doncaster. Don't miss the chance to make this charming residence your own.

**Offers in the region of £145,000**

# 100 Dixon Crescent

Balby, Doncaster, DN4 0SP



- 3 BED SEMI DETACHED PROPERTY
- DETACHED GARAGE
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- EPC RATING D
- FRESHLY DECORATED
- OFF ROAD PARKING
- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- BATHROOM DOWNSTAIRS
- COUNCIL TAX BAND A

## Entrance

## Lounge

10'11" x 14'3" (3.34 x 4.35 )

## Dining room

10'9" x 8'3" (3.30 x 2.54 )

## Kitchen

6'7" x 9'7" (2.03 x 2.94)

## Bathroom

5'3" x 4'10" (1.62 x 1.48)

## Master bedroom

12'8" x 11'0" (3.87 x 3.36 )

## En-suite to master bedroom

5'9" x 11'0" (1.76 x 3.36)

## Bedroom 2

8'5" x 9'4" (2.57 x 2.87 )

## Bedroom 3

7'11" x 6'4" (2.43 x 1.95)



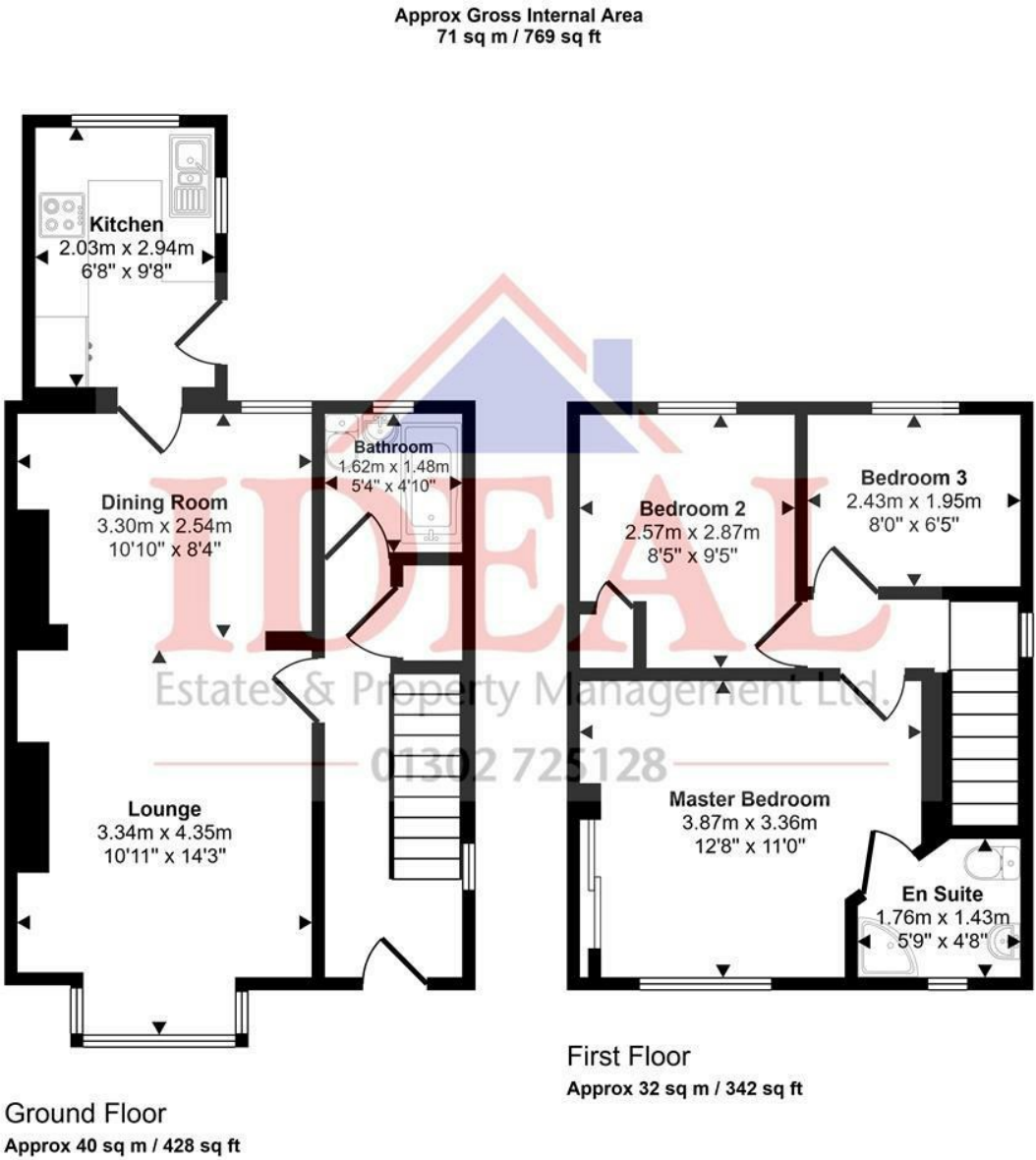
## Directions

Balby is a suburb of Doncaster in South Yorkshire, England, located south-west of the city centre. Historically part of the West Riding of Yorkshire, Balby is within the Doncaster Central.





Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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