



**The Broadway, Balby Doncaster**



**welcome to**

**The Broadway, Balby Doncaster**

Situated in this sought after location is this good sized three bedroom semi-detached home which is ideal for first time buyers or young families. The property is located close to local amenities and transport links and benefits from spacious accommodation throughout and off road parking.



### **Entrance Porch**

Accessed through a front facing sealed unit door.

### **Entrance Hall**

There is a side facing obscure double glazed window, a central heating radiator and stairs which rise to the first floor landing with a useful under stairs storage cupboard.

### **Lounge**

12' 11" into bay x 11' 6" to recess ( 3.94m into bay x 3.51m to recess )

With a front facing bay double glazed window, dado rail, coving to the ceiling and a feature fireplace with electric coal effect fire as the focal point of the room. The lounge is open plan to the dining room.

### **Dining Room**

12' 6" x 11' 6" to recess ( 3.81m x 3.51m to recess )

There is a central heating radiator, dado rail, coving to the ceiling and rear facing patio doors which give access to the rear garden.

### **Conservatory**

8' 2" x 7' 2" ( 2.49m x 2.18m )

With rear and side facing double glazed windows and rear facing French doors which gives access to the rear garden.

### **Kitchen**

8' 6" x 7' 7" ( 2.59m x 2.31m )

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. There is an electric cooker point with cooker hood above, space for a fridgefreezer, plumbing for a washing machine and complementary tiling to the walls. With a rear facing double glazed window and a side facing sealed unit door.

### **First Floor Landing**

With a side facing double glazed window and loft access.

### **Loft**

With light and power. The loft houses the gas central heating boiler.

### **Bedroom One**

9' 5" to wardrobes x 13' into bay ( 2.87m to wardrobes x 3.96m into bay )

With a front facing bay double glazed window, a central heating radiator and fitted wardrobes ideal for hanging and storage space.

### **Bedroom Two**

10' 9" plus recess x 12' 6" ( 3.28m plus recess x 3.81m )

A double room with a rear facing double glazed window, a central heating radiator and a useful storage cupboard.

### **Bedroom Three**

8' 8" x 7' 8" ( 2.64m x 2.34m )

With a rear facing double glazed window and a central heating radiator.

### **Shower Room**

Fitted with a W.C, wash hand basin on the vanity unit and a shower cubicle with shower. There are downlights to the ceiling, an extractor fan, a chrome heated towel rail and partial tiling to the walls. With a rear facing obscure double glazed window.

### **Outside**

To the front and side of the property has been block paved to provide ample off road parking while to the rear of the property is a block paved patio area. There is a shed, power points and an outside tap.



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## The Broadway, Balby Doncaster

- THREE BEDROOM SEMI-DETACHED HOME
- POPULAR LOCATION
- GOOD SIZED LOUNGE AND SEPARATE DINING ROOM
- CONSERVATORY
- MODERN SHOWER ROOM

Tenure: Freehold EPC Rating: E

**£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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